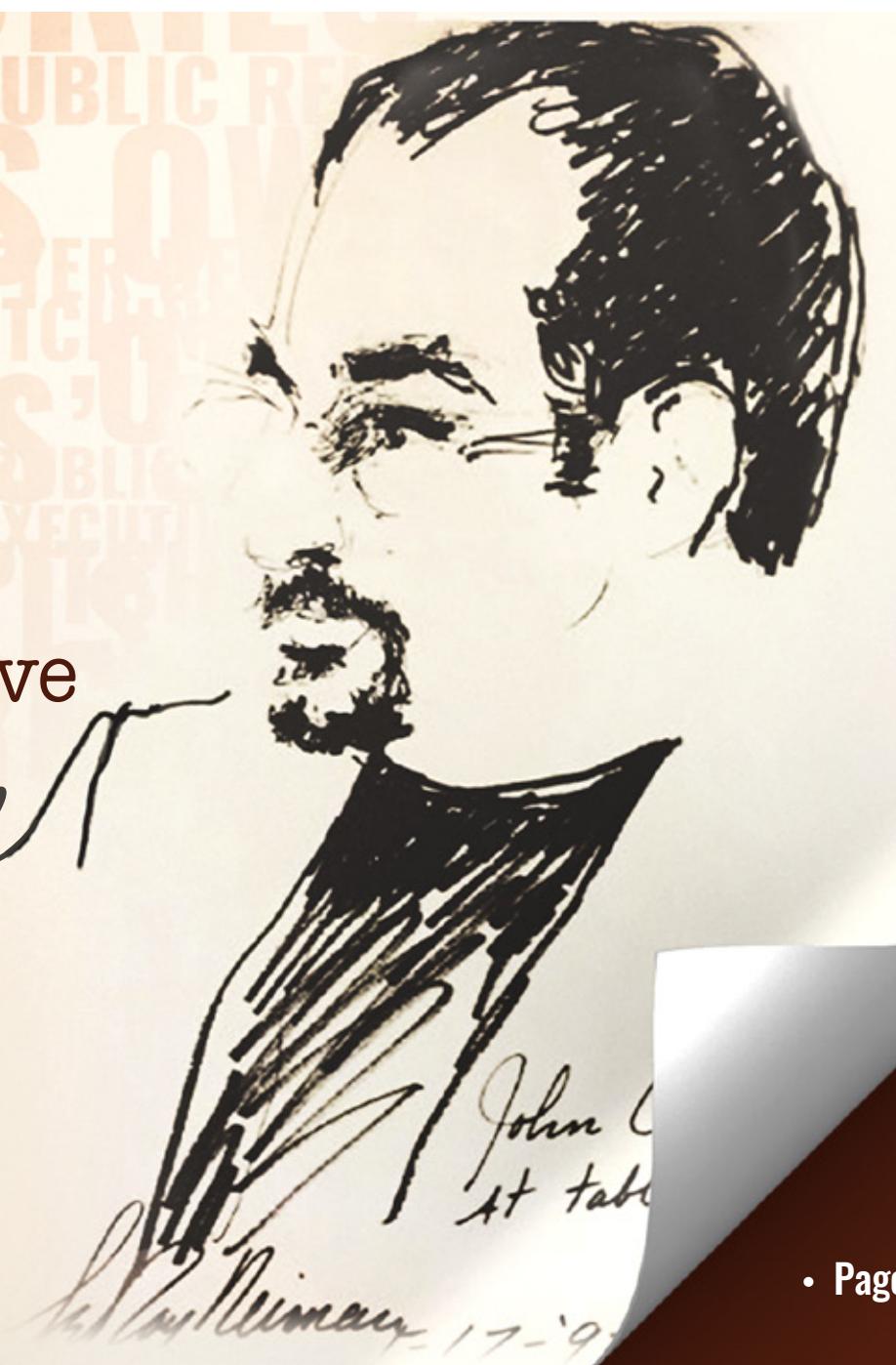




After decades pitching others' stories, a public relations executive tells his own

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com



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HUDSON VALLEY

Garonit Pharmaceutical to build \$46.1M plant near Stewart Airport

Garonit Pharmaceutical Inc., which is headquartered in Fairfield, New Jersey, and operates a manufacturing plant in India along with facilities in Japan, Hong Kong and Great Britain... • **Page 10**

WESTCHESTER COUNTY

ICE releases Scarsdale High School grad

Yeonsoo Go, the 20-year-old Scarsdale High School graduate who has been attending Purdue University has been released from ICE detention. "Soo," as she is known, was arrested.... • **Page 16**

FAIRFIELD COUNTY

Historic Roger Sherman Inn sold for \$3.7M

NEW CANAAN – The historic Roger Sherman Inn is now under the ownership of Broadfield Realty Capital owner Uanderson Benedetti following a \$3.7 million... • **Page 17**

Monday
August 11

ISSUE #30

UConn Foundation's 'Because of UConn' campaign leads to major donations

BY GARY LARKIN / glarkin@westfairinc.com



It raises more than \$144M in FY 2025 and is halfway to \$1.5B goal.

STORRS – The University of Connecticut Foundation announced Monday that it raised more than \$144 million in fiscal year 2025, marking one of the top fundraising years in the state university's history.

The FY25 total also pushes the UConn Foundation past the halfway point milestone in its multi-year fundraising Because of UConn campaign, which more than \$757 million to date toward its \$1.5 billion goal.

An astounding \$68 million of the total was raised in the last quarter of the fiscal year following the public announcement of the campaign in April.

The campaign spans all schools, colleges, campuses, athletics and UConn Health. The Campaign comprises four pillars: make transformative investments in student success; promote academic and innovation excellence; maintain focus on the health and wellness of people and the planet; and invest in athletic excellence and alumni engagement in the name of Husky Pride.

A YEAR IN REVIEW

In this past year, UConn has focused on creating opportunities for more than

8,550 first-in-family students to attend college with the goal of both raising retention and graduation rates.

The campaign has helped the university provide fellowships for much-needed graduate researchers, to recruit and retain top faculty, and to invest in world-changing

research. In fact, UConn has nearly 300 scientists who are in the top 2% of researchers investigating everything from cancer to AI.

UConn boasts 26 national championships across all sports including this year's thrilling NCAA championship win by the women's basketball team. Generous donations have raised more than \$50 million in support of UConn Athletics and have allowed the university to continue contributing to the health and financial literacy of student athletes.

DONOR IMPACT

UConn is fortunate for so many generous donors whose support has helped bring to fruition the "Because of UConn" Campaign.

A few highlights of the year across the university:

- Alumni Denis and Britta Nayden committed \$15 million to establish The Nayden Center for

Academic Excellence within the Bailey Student-Athlete Success Center. Their generosity will advance initiatives in student athlete financial literacy, mental health, and wellness.

This year several generous private and corporate donors have continued their commitment to the UConn Hartford campus, totaling nearly \$8 million in support, a significant increase from prior years.

- Grateful patient Donald Reeve and his wife Jean are leaving a \$1.5 million bequest to the UConn School of Medicine. Donald Reeve attributes his life-saving treatment and subsequent recovery from a heart attack to the innovative and quick work of doctors, nurses, and hospital staff. The Donald and Jean Reeve Family Fund for Cardiology will support clinical technology, education, and research at the Pat and Jim Calhoun Cardiology Center.
 - Judy Sarna, UConn friend and donor, made a \$1.5 million gift to establish the Morris and Judy Sarna Breaking Bias and Creating Community Program Fund in honor of her late husband, a Holocaust survivor. The gift brings UConn's immersive Holocaust and bias awareness program to high school students in Connecticut, while also providing Neag School students and faculty with hands-on teaching experience and professional development.
 - Demonstrating extraordinary leadership and unwavering commitment, the Campaign Committee – led by Co-chairs Rich and Joyce Eldh, Doug and Sheila Elliot, Wilton First Selectman and longtime state Sen. Toni Boucher, and Dan Toscano – has contributed more than \$40 million in FY25 across the Campaign's key pillars.
- "I'm extremely grateful to our Campaign volunteers for leading us to a successful launch and to our donors for their unfailing vision and generosity to UConn and UConn Health through the Because of UConn Campaign this year," says Amy Yancey, President and CEO of the UConn Foundation. "We broke many previous records and have set the stage for an unprecedented year ahead in support of our students, patients, faculty, innovation and Husky Pride."



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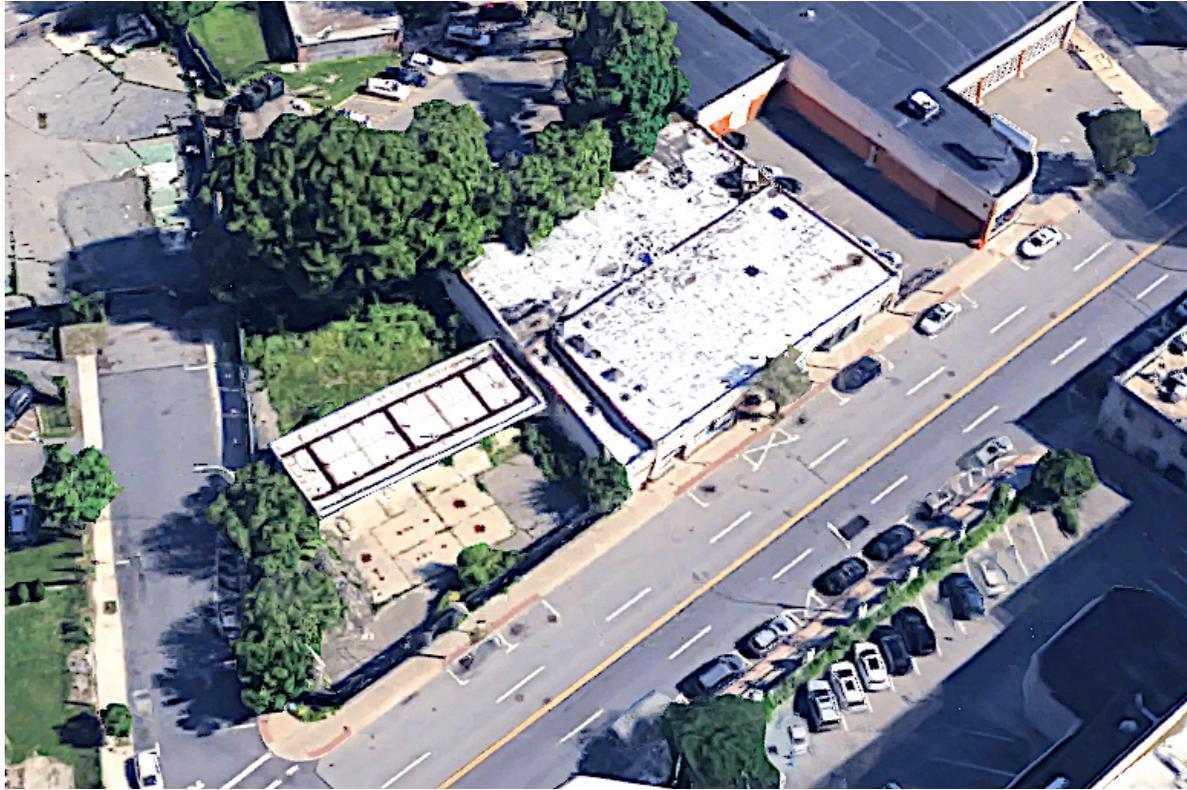
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Vote expected on \$11.4M sale of land to White Plains Hospital for new garage

BY PETER KATZ / pkatz@westfairinc.com



E. Post Road garage properties. Satellite photo via Google maps.

The White Plains Common Council is expected to vote at its meeting on the evening of August 4 on whether to approve the sale of land to an entity controlled by White Plains Hospital so that a new parking garage can be constructed. There are three parcels of land that had been acquired by the White Plains Urban Renewal Agency (WPURA): 26-28 E. Post Road; 42 E. Post Road; and 60 E. Post Road, that are across from the hospital and adjacent to the Brookfield Commons property of the White Plains Housing Authority. Also involved is a parcel known as Brookfield Street that is owned by the city as well as a property owned by the Housing Authority.

Council is being asked to approve of the designation of East Post Road LLC as a qualified and eligible sponsor for the development of the proposed garage and approve the sale to it of the WPURA's parcels for purposes of the development of the proposed garage.

Plans call for the garage to have approximately 1,950 parking spaces. The garage would have a footprint of approximately 82,000 square feet. It would have a height of approximately 95 feet. The garage would be open 24 hours a day, seven days a week. The hospital through its entity East Post Road LLC would construct and manage the garage. Parking would be provided to accommodate residents of the Brookfield

Commons development adjacent to the site. There would be up to 180 parking permits reserved for residents of the Brookfield Commons housing development. There would be an enclosed pedestrian bridge from the garage crossing above East Post Road to the hospital.

Variations would be required from the city's Zoning Board of Appeals, as well as special permit and site plan approvals from the Common Council. The Housing Authority would transfer an approximately 1.06-acre property to the project sponsor.

The construction of the garage may involve the use of Brownfields Remediation Program tax credits, although any plan to do so would be solely in the purview of the hospital or its affiliated entity, according to Gomez.

The consideration for the sale would be \$11,464,497.99. The city's commissioner of finance reviewed the hospital's financial condition and in a memo reported that it appeared to be in sound financial condition and able to fund the acquisition and development of the proposed garage.

The entity East Post Road LLC had applied to the WPURA to be designated an "eligible sponsor" for the garage project. On July 16, the WPURA designated East Post Road LLC to be qualified and eligible to develop the garage and also found that the proposed action would not have significant adverse environmental impacts.

According to the city's Planning Commissioner and Executive Director of the Urban Renewal Agency, Christopher Gomez, the Common

“The hospital appeared to be in sound financial condition to fund the garage”

—Christopher Gomez



Proposed garage site across E. Post Road from White Plains Hospital. Photo by Peter Katz.

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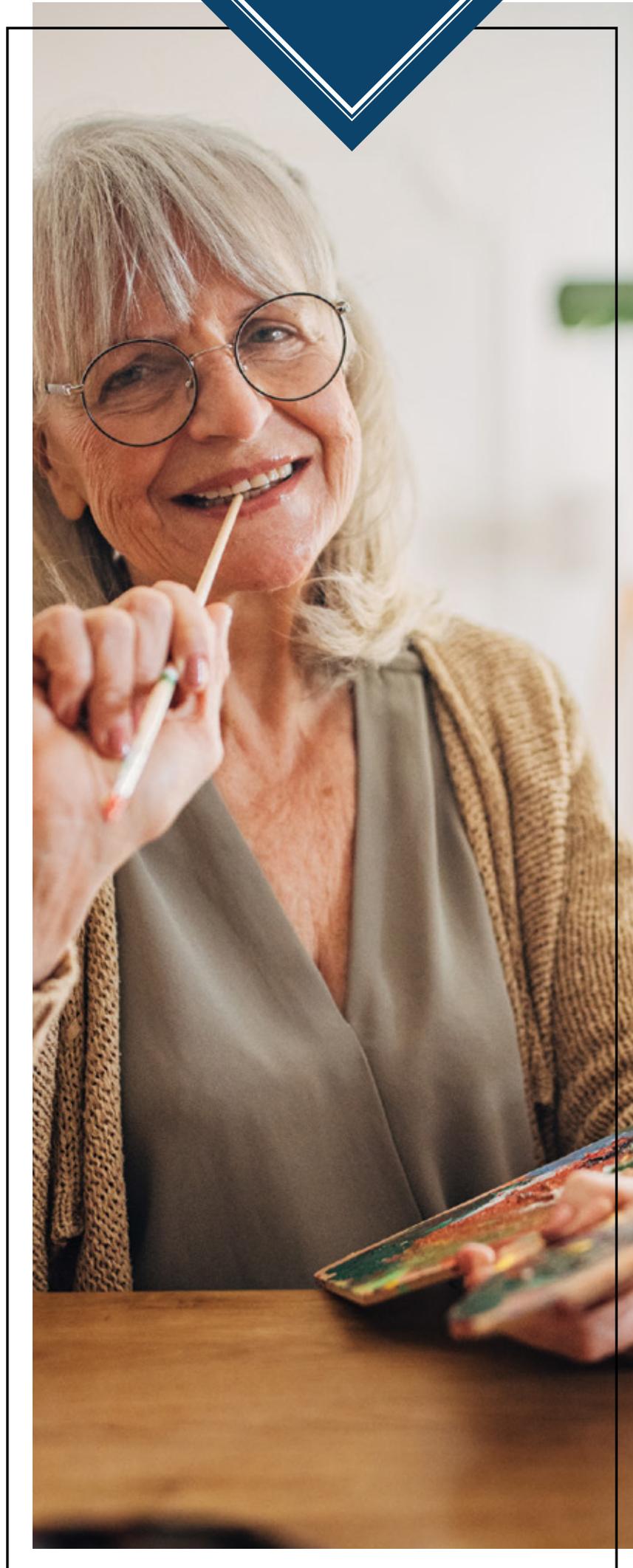
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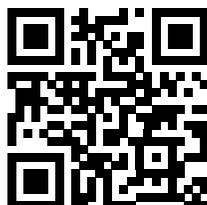
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Siwanoy Country Club seeks Eastchester's approval to add buildings

BY PETER KATZ / pkatz@westfairinc.com

The Siwanoy Country Club, which has an address of 351 Pondfield Road in Bronxville, is seeking approval from the Town of Eastchester for plans to add new maintenance buildings on its property. About five years ago, in the fall of 2020, the club completed a 38,000-square-foot \$17 million renovation and expansion of its clubhouse, which dates from 1893.

According to Attorney Lucia Chiochio of the White Plains-based law firm Cuddy & Feder, Siwanoy's membership "includes many Town residents and countless functions for local organizations have been hosted at Siwanoy, including golf outings and receptions."

Chiochio added, "During its one century of existence, Siwanoy included golf, tennis, swimming and paddle tennis among its available sports and social activities. The neighborhood has grown around it and the open space has formed a key component in the comprehensive development of the community."

Chiochio said that the club wants to upgrade and enhancing its maintenance area and buildings located in

the northern section of the approximately 115-acre club property.

The maintenance area currently includes a one-story concrete and steel maintenance building, a smaller one-story concrete block building, an auxiliary shed and a tent on concrete block.

Siwanoy proposes to renovate the existing maintenance building and construct an addition of

approximately 1,500 square feet, bringing the building to approximately 172 feet by 50.5 feet in size, which is approximately 50 feet longer than the existing building. The smaller one-story building, the shed and the tent on concrete block would be removed.

The structures to be taken down would be replaced by a new approximately 122 feet by 66 feet storage building and a new approximately 110 feet by 22-feet-8-inches environmental center building.

"The project is designed so that maintenance functions that are currently conducted outdoors will be enclosed within the proposed maintenance buildings," Chiochio said. "The design of the proposed

"The neighborhood has grown around it and the open space has formed a key component in the development of the community"

—Lucia Chiochio



Siwanoy Country Club. Satellite photo via Google Maps.

maintenance buildings will enhance this area of the golf course by use of pitched roofs and the selected colors and materials."

The plan calls for construction of a 20-space parking lot for employees to be located where the existing smaller one-story building now stands. A parking area at the northern border of the property that is next to

residences would be removed. To the west of the maintenance buildings, a small bathroom is proposed. The existing driveway and parking areas will be re-paved, and the golf path will be slightly relocated. A small retaining wall will be constructed at the northern corner of the environmental center building and a boulder wall will be placed at the California Road side.

Chiochio said that the project includes stormwater management and erosion control infrastructure that is designed to funnel stormwater into an underground detention system. Additional landscaping will be installed to enhance screening of the property.

In addition to seeking site plan approval, the country club is seeking zoning variances for building heights, which in one case is 26 feet while zoning allows 15 feet for an accessory building.



Illustration of a proposed maintenance building.

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Regeneron reports Q2 revenues of \$3.68B

BY PETER KATZ / pkatz@westfairinc.com



Tarrytown-based Regeneron Pharmaceuticals has reported financial results for its second quarter of 2025. Net revenues increased 4% from the \$3.54 billion reported in the second quarter of 2024 to \$3.68 billion. Net income was down by 3% from \$1.43 billion in the second quarter last year to \$1.39 billion in this year's second quarter.

since the start of 2025, underscoring our commitment to deploy capital with the goal of driving long-term value creation."

Regeneron has approximately 45 product candidates in clinical development, including a number of marketed products for which it is investigating additional indications.

"Regeneron had a strong quarter, marked by significant growth in U.S. sales of EYLEA HD and global sales of Dupixent and Libtayo along with multiple regulatory approvals," said Leonard S. Schleifer, the company's board co-chair, president and CEO. "We have made significant progress in our oncology portfolio."

Christopher Fenimore, executive vice president and CFO said, "While we continue to prioritize internal investments, we also returned over \$2.3 billion of capital to shareholders through share repurchases and dividends and committed over \$7 billion to U.S. manufacturing investments, capital expenditures, and business development

Regeneron said that U.S. sales of its drug EYLEA for eye diseases went down in the second quarter to \$754 million from \$1.23 billion in the second quarter of 2024. Sales of EYLEA HD increased to \$393 million from \$304 million.

The company spent \$1.42 billion on research and development in the second quarter of 2025 compared with \$1.2 billion in the second quarter last year. During the second quarter, Regeneron repurchased \$1.07 billion worth of its stock.

Last month, Regeneron's board of directors declared a cash dividend of \$0.88 per share on the company's common stock and Class A stock, payable on Sept. 3 to shareholders of record as of August 18.

COURTS

Rent-A-Christmas seeks bankruptcy protection

BY BILL HELTZEL / bheltzel@westfairinc.com

Christmas this year could be a melancholy holiday for a Hawthorne decorations company.

Rent-A-Christmas LLC declared \$218,209 in assets and more than \$1.5 million in liabilities in a petition filed on July 29 in U.S. Bankruptcy Court, White Plains.

Owner Judah Parness stated in an affidavit that he believes that Chapter 11 reorganization will enable Rent-A-Christmas to restructure its affairs and come up with a plan "that is in the best interests of its creditors."

He and his wife, Kristen, established the company in 2016 to design, rent and install Christmas and winter displays. They each owned half of the business, until this year, when Judah

became sole owner.

For five years Rent-A-Christmas focused mostly on residential customers and earned modest revenues, the affidavit states. In 2021, business shifted to large-scale commercial projects for airports, shopping centers and municipalities. Revenues increased to more than \$1 million.

Two large projects booked in 2023 were expected to make \$2.1 million. But a 3-year contract was cancelled early and neither job produced the expected revenues.

Rent-A-Christmas had bought a lot of inventory. Losses from the two big projects reduced cash flow; the business fell behind on vendor payments; and significant debt accrued.

In 2023, Rent-A-Christmas booked

\$1.2 million. Last year it made \$673,429. Up to July 29 this year it had made \$370,000.

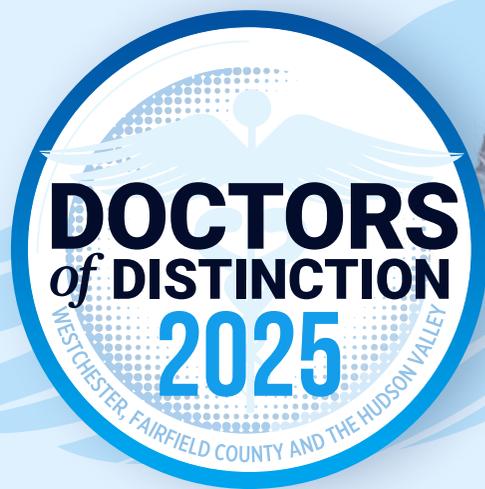
It leases an office near the Hawthorne Metro-North train station, as well as storage space in Hawthorne and six locations in Connecticut, New Jersey, Tennessee, and Texas. It has no employees.

Unsecured creditors are owed nearly \$1.5 million, including \$240,000 by the U.S. Small Business Administration, according to bankruptcy records. Secured creditor Pursuit, formerly known as the New York Business Development Corp., claims it is owed \$55,750.

Rent-A-Christmas is disputing the secured and unsecured debts.

The business is represented by Eastchester attorneys Dana P. Brescia and Julie C. Curley.





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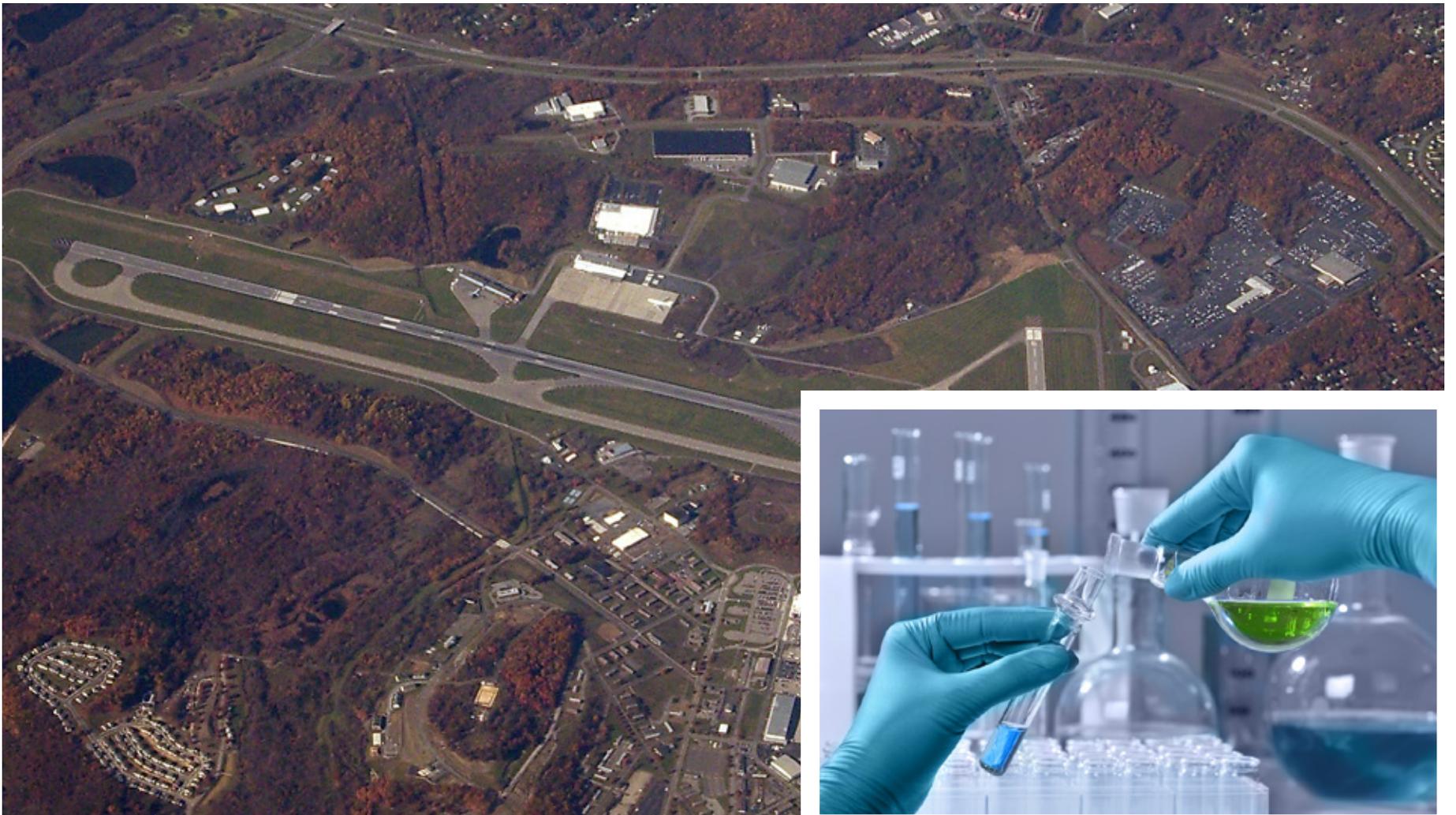
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Garonit Pharmaceutical to build \$46.1M plant near Stewart Airport

BY PETER KATZ / pkatz@westfairinc.com



New York Stewart International Airport

Garonit Pharmaceutical Inc., which is headquartered in Fairfield, New Jersey, and operates a manufacturing plant in India along with facilities in Japan, Hong Kong and Great Britain, plans to build a new plant in the Town of New Windsor in Orange County. New Windsor is where New York Stewart International Airport is located.

The \$46.1 million project would create a 200,000-square-foot facility that would be the world's largest chlorhexidine gluconate manufacturing operation, producing antiseptic products used in hospitals for surgical disinfection and infection prevention. The facility would be constructed on a long-vacant parcel near the airport.

There would be production lines for the antiseptic products and a state-of-the-art laboratory equipped with advanced analytical equipment for quality testing and research. In addition to its antiseptic products,

Garonit is in the business of providing Active Pharmaceutical Ingredients (APIs) to drug manufacturers.

Gov. Kathy Hochul said that New York state is supporting this project with up to \$3.5 million through the Excelsior Jobs Program and a \$300,000 Mid-Hudson Regional Economic Development Council (MHREDC) capital grant.

"With this investment, we are not only creating good-paying jobs but also reaffirming that New York is where innovation and opportunity meet," Hochul said.

Construction is scheduled to begin in the first quarter of next year with production operations anticipated to start in January 2027. The project will create an estimated 100 to 150 construction jobs followed by 100 full-time positions. The facility will ship products to existing customers in North America, Europe, Japan, Australia, and other global markets.

The company is owned by brothers Rohit and Nitin Garg, who founded

it in 1994 in Mumbai, India.

Nitin Garg said, "In designing our new manufacturing facility, we were thrilled to incorporate a dedicated technology research and development center in New Windsor, which will serve as a hub for formulating new FDA-regulated products. This milestone is strengthened by our collaboration with SUNY Orange, as we work together to develop programs that bridge operational excellence with advanced research and development."

According to Marsha Gordon, co-chair of MHREDC, "The Garonit Pharmaceutical facility represents a transformative opportunity for Orange County and demonstrates the impact of strategic regional planning. This investment will create meaningful employment opportunities for our residents while advancing our region as a destination for pharmaceutical manufacturing. The comprehensive workforce development partnership with SUNY Orange ensures that local residents will be prepared to participate in this growing industry and benefit from the

career opportunities it provides."

Garonit Pharmaceutical has begun collaborating with SUNY Orange Community College to develop specialized training programs designed to prepare local residents for high-skill positions with the company. Garonit will also offer positions requiring bachelor's, master's, and PhD qualifications, and plans to allow employees to work while pursuing advanced degrees.

Orange County Executive Steven Neuhaus said, "This investment underscores the strength of our business climate and our commitment to innovation. The project will create high-quality careers for local residents, fuel long-term growth, and position Orange County for sustainable economic success. We're proud to support Garonit's vision and excited to be part of their future."

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“When you come to a fork in the road, take it.”

– New York Yankees legend Yogi Berra



LeRoy Neiman, known for his Expressionistic paintings of athletes and musicians, did this drawing of John Cirillo at Spago, Caesars Palace, Las Vegas, on July 17, 1997.

When Chappaqua-based public relations executive John Cirillo was a student at Fordham University in the Bronx, he broadcast the school's games over its WFUV radio – whose alumni have included Vince Scully, “the voice of the Dodgers”; Mike Breen, “the voice of the Knicks”; and Michael Kay, “the voice of the Yankees” – with an eye to a career behind the mic.

But an assignment at Yonkers Raceway – where then publicist Mike Cohen seated him right up front with sportswriters from New York City's big newspapers -- led to a career in public relations with an emphasis on sports that included executive positions with Yonkers Raceway, the New York Knicks and Madison Square Garden before he went out on his own with his 28-year-old company, Cirillo World.

While he's not giving up his day job, Cirillo is taking another fork in the road, so to speak – as an author in the billion-dollar self-publishing industry. “Marbles on an Unpaved Road: An Ode to Sheepshead Bay” (Amazon, \$25.99 hardcover, \$18.99 softcover, 120 pages) is an elegiac memoir of growing up Italian American in the once (1960s and '70s) and future Brooklyn neighborhood where a slice was .25 cents (now \$3.90), Cirillo and family lived at 2308 Jerome Ave. (now on the market for \$1.5 million) and the gang hung out at Lundy's Tappan's, Pigs, The Barge and Captain Walter's -- all of which have since closed. (Now when Cirillo and wife Francine visit the old neighborhood, they head to such places as Brennan & Carr, Michael's, Randazzo's Clam Bar, Roll N Roaster or Wheeler's, as well as Gargiulo's in neighboring Coney Island).

Back in the day, Enrico “Harry” Lombardi – father of legendary Green Bay Packers coach Vince – sat in the right front pew of St. Mark's Roman Catholic Church. Vince was already

an alumnus of St. Mark Catholic Academy when Cirillo was a student there before heading off to Nazareth Regional High School, Fordham and the wide world. Still, the old neighborhood lives not only in visits but in memory:

“It was a true neighborhood of single and two-family homes, with people on the stoop arguing about the Yankees and the Mets” – Cirillo was a Mets fan – “and kids playing ball in Bedford Park.”

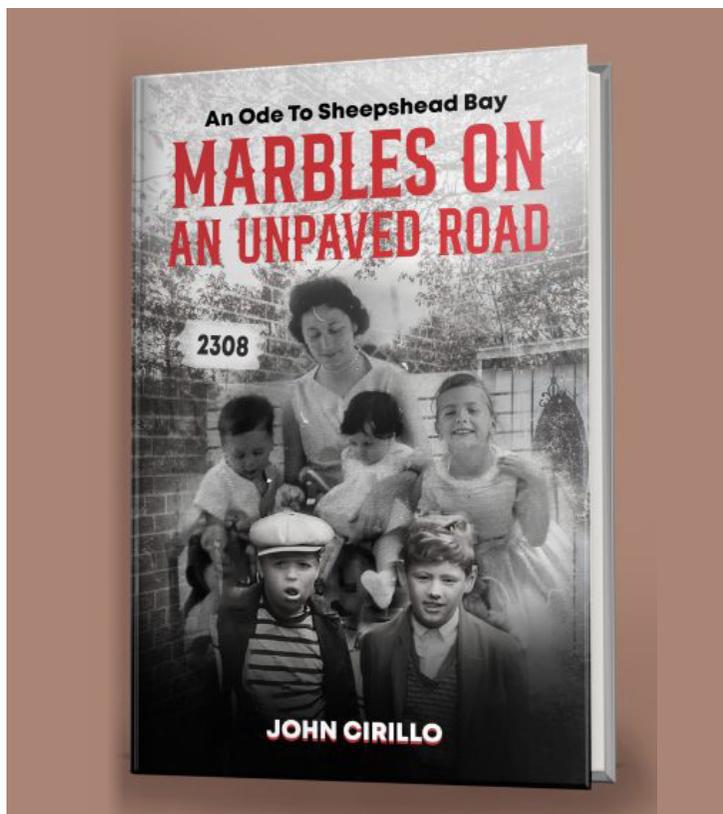
They're all there in the book – his siblings, parents, grandparents and great-grandparents – but if “Marbles on an Unpaved Road” is what Edith Wharton would call a “backward glance” at what was and what remains, the publication of the book is the story of how the self-publishing world has changed in the digital age, generating an estimated \$1.5 billion a year in sales of 300 million books. Time was when Amazon was a river or a one-breasted female warrior in Greek mythology, and self-published books were considered vanity projects. But in an age in which multimedia juggernauts E.L. James (“Fifty Shades of Grey”) and Colleen Hoover (“It Ends With Us”) began as self-published authors, and whole businesses are devoted to creating bespoke books for owners of tony estates, yesterday's vanity projects can be today's moneymakers. (Self-publishing is not new, of course. Jane Austen -- as successful today as she ever was, 250 years after her birth -- began as a family-financed, anonymous author with “Sense and Sensibility.”)

Cirillo, who said he spent about \$5,000 in self-publishing the book with Amazon, “never thought about making money with it.” Rather, he said, “it was a story that needed to be told.” And he already has a second book set to bow at the end of summer. “A Tail From the Bronx: Life Lessons Taught by a Cat” is a children's book about the two cats Cirillo and his wife found



John Cirillo

Cirillo has just published his first book, “Marbles on an Unpaved Road: An Ode to Sheepshead Bay.” That's his mother Mildred with her three children, from left, John, Claudia and Lucie. Friends Vinnie and Johnny Olivieri are in the foreground.



behind Dominick's Restaurant on Arthur Avenue in the Bronx and took home to Chappaqua. They've been named Vinnie, after Vince Lombardi, and Angelo, after Angelo Dundee, Muhammad Ali's coach.

Two other manuscripts are waiting in the wings – a book on some of the famous people who died on Aug. 16, including Babe Ruth, Elvis Presley and Aretha Franklin, about whom he's also written the lyrics to a song, and a culinary history of the Bronx.

It helps that Cirillo has a long history of helping others tell their stories, dating from Yonkers Raceway, his “roots in PR,” where he was mentored by then president Timothy J. Rooney -- son of Arthur Joseph “Art” Rooney Sr., founding owner of the Pittsburgh Steelers. Cirillo, who served as public relations director at the raceway from 1981 to '84, recalled the senior Rooney always having his beloved cigars on hand to pass out to the raceway's workers when he came to town for big events. (The love of cigars is something

Cirillo shared, and his email includes the handle Johnny Cigar.)

“He was wealthy, but he had a great love for people,” Cirillo recalled of Art Rooney.

When Cirillo left for Madison Square Garden – where he was public relations director of the New York Knicks from 1984 to '95 and then senior vice president of public relations for the Garden itself (1995-97), helping to reintroduce boxing matches there – Art Rooney sent him a note in which he remembered his son saying that Cirillo was a great employee and wishing him the best.

In 1997, Cirillo launched Cirillo World, doing public relations for Steiner Sports Marketing & Memorabilia, founded by longtime Scarsdale resident Brandon Steiner, in return for space in its Manhattan office before Cirillo World found its own place. (In 2019, Fanatics purchased Steiner Sports. Today, Steiner is owner of Yonkers-based CollectibleXchange, enabling fans to buy, sell and discover sports, movie and music memorabilia, and an author in his own right.)

Decades in sports publicity have brought Cirillo into the circle of celebrated athletes in various sports. After New York Mets right fielder Ron Swoboda made a catch off of Baltimore Orioles third baseman Brooks Robinson that helped secure the Amazins the 1969 World Series title over the O's, Swoboda asked Cirillo to publicize his autobiography, with the PR man being also instrumental in creating a limited-edition photograph of the catch that Robinson also graciously signed “great catch.” And when catcher Gary Carter – who played for a variety of teams, including the Mets – was announced for the Major League Baseball Hall of Fame in 2003, he called on Cirillo to handle the publicity through his induction.

What Cirillo has learned is that fans do not always see athletes as the human beings they are.

“There's so much hero worship.” And conversely, so much demonization of people onto whom we as fans project our own desires, fears and personalities. Cirillo has tried, he said, to get at the human story in a career that is more a passion than a love, he said.

“You can reach out to 10, 50, 100 media people and not get any response, and you have to make that 101st call.”

And what of the “fork” not taken? Cirillo -- who was an adjunct media professor at Fordham for 25 years and a lyricist on more than 40 records -- said that he got a taste of broadcasting, filling in as an announcer at Yonkers Raceway. But PR has been quite the life.

“It's never boring.”

There will be a book signing from 1 to 4 p.m. Sunday, Sept. 28 at Rory Dolan's, 890 McLean Ave. in Yonkers. Lunch will be served. For reservations, email johnnycigar-pr@aol.com.



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Westfair wellness columnist ends wrestling career at the Westchester County Center

BY GEORGETTE GOUVEIA / ggouveia@westfairinc.com



Giovanni Roselli — a Certified Nutrition Coach, fitness coach and Westfair wellness columnist — ended his professional wrestling career on a high note May 10 at the Westchester County Center. *Images courtesy Northeast Wrestling.*



getting my wind back and locking in my timing. I visualized the moment. I played it over and over in my head. This wasn't just a match; it was a culmination of three decades of belief, work, setbacks and perseverance.

And when the curtain finally pulled back and I walked into that electric atmosphere — with 3,000 fans roaring — it hit me: This wasn't just a return. This was a celebration

— of the journey, the struggle, the resilience.

Legendary basketball coach John Wooden used to say, "Failing to plan is planning to fail." That quote has been a guiding force for me — not just in wrestling, but in life. I've studied Wooden. I've also studied Michael Jordan quite a bit. What they had in common was how they approached preparation. Practice wasn't easy for them; it was brutal. Because they knew if they pushed themselves to the edge during practice, the actual game would feel slower, easier and more manageable.

That's exactly how I approached that night. I made the training harder than the performance. So when the lights came on and the bell rang, I was ready. Everything slowed down in the best way.

Giovanni Roselli celebrates with daughter Juliet.

FAITH OVER FEAR

Thank you to every single person who showed up that night. Your energy was unreal. You gave me more than you'll ever know. Thank you to those who believed in me and supported me every step of the way. And honestly, thank you to the doubters, too. Your skepticism fueled me. Your doubt became my drive.

This night wasn't just a comeback; it was a statement. A reminder that preparation beats fear. That belief beats doubt. And that dreams don't die. They just wait for the right moment to be realized.

.....
Reach Gio at giovanniroselli.com.

At the Westchester County Center in White Plains May 10, a dream that had been 30 years in the making came true in front of nearly 3,000 passionate fans. I said this would be a night to remember, and it was so much more than that. It was a fairy tale, the kind of night you play over in your head for years, hoping one day it might actually happen. And then it does — and somehow, it's even better than you imagined.

VOICES IN MY HEAD

In the weeks leading up to the event, a thousand thoughts ran through my head. Would people show up for my final event as a professional wrestler? Would they still care? Could I reach the heights I demanded from myself after more than eight years away from the spotlight? Would my body hold up under the pressure of the moment?

There were safer options. I could have taken a spot in a six-man or eight-man tag match or slipped into

a battle royal. That would have been the easier route — less risk, less responsibility, less physicality, fewer eyes solely on me. But that's never been how I operate. I told myself, "If I'm going to do this, I'm going all in — no hiding, no shortcuts." I chose to throw myself into the deep end — solo, vulnerable, accountable, sink or swim.

THE PREPARATION

What made the night so powerful was the preparation. I overprepared. I trained harder than I ever had, knowing that I'd be stepping into the ring not just to prove something to the fans, but to myself. My body was ready. My timing was sharp. My mindset was dialed in. I wasn't anxious. I was carrying a confident kind of energy that only comes from putting in the hours when nobody is watching.

I spent countless days grinding in the gym and even more time inside the ring, knocking off the rust,



Giovanni Roselli celebrates with daughter Juliet.

Throwing shade in the best possible way

BY MELINDA MYERS

Summer heat may have you seeking comfort from a nearby shade tree. You immediately experience as much as a 15 to 20 degree drop in temperature and enjoy the relief it provides.

Bring this shady relief home by looking for ways to include trees in your landscape in the coming weeks. First, monitor patterns of sun and shade on and around your home throughout the day and throughout the year as the angle and position of the sun changes. Observe the effect your home, neighboring homes, sheds and existing plantings have on the sunlight reaching your landscape.

Consider providing welcome shade where needed during the hottest hours of the day and weeks of the year. Look for opportunities to plant trees where you can make a difference in your comfort and money spent cooling your home.

Plant trees, if space allows, near

those areas where you spend time outdoors. Shading patios and decks makes them more inviting on a hot summer day. Deciduous trees that drop their leaves in winter do double duty – providing needed shade in summer and allowing you

to soak up some welcome sunshine during the cooler months of the year as well.

Maximize the cooling benefits to your home by planting trees on the east and west side of your house. Shading the roof, walls and windows greatly reduces heat gain and energy needed to cool your home. Since about 75% of the heat gain in a building comes through the windows, shading them can greatly increase your comfort and reduce money spent cooling your home.

Don't overlook paved areas near your home that greatly affect the air temperature. Shading paved drives and walks reduces heat absorbed that is released back into the surrounding

air. Lowering the temperature of the space around your home helps lower the indoor temperature.

Shading an air conditioner can increase its efficiency by as much as 10%, reducing energy use and saving you money. If space is limited, consider planting a shade-producing shrub or vine trained on a trellis. Be sure to provide space around the unit for needed airflow.

Avoid underground and overhead utilities when planting trees. Tall trees that eventually grow into the wires or structures may interfere with utilities and power transmission, creating a real hazard. Improper placement results in pruning that ruins their beauty or requires removal, eliminating any benefit they provided. Always call 811 as you plan new plantings and at least three business days before placing the first shovel in the ground. It can help reduce the risk of injury and avoid the inconvenience that can happen when you damage an underground utility.

Consult your local university

extension service and energy company for plant selection and placement recommendations for your area.

Those living in wildfire prone areas need to consider fire-safe landscaping practices, too.

No room to plant trees on your property? Consider joining the local tree board or other tree planting group. Adding trees to your community can help you and your neighbors create a healthier, cooler environment that everyone can enjoy.

Melinda Myers has written more than 20 gardening books, including "The Midwest Gardener's Handbook, Second Edition" and "Small Space Gardening." She hosts "The Great Courses" "How to Grow Anything" instant video and DVD series and the nationally-syndicated "Melinda's Garden Moment" TV and radio program. Myers is a columnist and contributing editor for Birds & Blooms magazine. For more, visit www.melindamyers.com.



▲ Norway maples providing shade, cooling the yard, sidewalk and street. Courtesy www.MelindaMyers.com.

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ICE releases Scarsdale High School grad

BY PETER KATZ / pkatz@westfairinc.com

“She is home, she is safe, and she is so grateful for the outpouring of love and support”

—Amy Paulin

Yeonsoo Go, the 20-year-old Scarsdale High School graduate who has been attending Purdue University has been released from ICE detention. “Soo,” as she is known, was arrested by ICE agents on July 31 after an immigration court hearing in New York City. It was believed she was spirited away to an ICE detention facility in Louisiana, although ICE never officially disclosed her whereabouts.

Soo has been reported to have been in the U.S. legally, even though ICE contended her visa had expired. She is in the U.S. as a family member of an Episcopal priest who is in the U.S. on a religious visa. Her mother is Rev. Kyrie Kim, an Episcopal priest. They are natives of South Korea.

Soo's detention received wide national press coverage and a rally was planned for Thursday in Scarsdale to protest what the Trump Administration had done in her case. A rally that attracted religious leaders was held on Aug. 2 at Federal Plaza in Manhattan.

As of Aug. 4, ICE had not answered a number of questions from the Business Journal asking for details of her detention, including ICE's reason for taking her into custody. However, Department of Homeland Security Assistant Secretary Tricia McLaughlin told the Business Journal in a statement that Soo's visa expired and she

was in the U.S. illegally. Soo's attorney, family members and supporters strongly disputed ICE's contention about her visa status.

Soo was released at about 8 p.m. on Aug. 4 at the federal building at 26 Federal Plaza in Manhattan. She apparently was flown back to New York from Louisiana. She said that everything felt surreal. She was then driven home to Scarsdale. Her mother expressed concern for the many others being detained by ICE who need support.

Yeonsoo Go is in the U.S. on a visa that is valid through this coming December, according to New York State Assembly Member Amy Paulin who was vocal in protesting Soo's detention. Paulin said that she had spoken to various members of Congress, both Republicans and Democrats, along with other officials, in an effort to obtain the student's release from ICE custody. Paulin had been involved in planning Thursday's event in Scarsdale, which was canceled following Soo's release.

Paulin said, “I spoke with Yeonsoo Go tonight and hearing her voice, happy, relieved and finally free, filled me with emotion I can hardly put into words. She is home, she is safe, and she is so grateful for the outpouring of love and support from this incredible community.”

Paul said that what happened should never have happened and that the strength of the community that refused

to stay silent should be celebrated.

“Let this moment remind us of the power we have when we come together, and of the work we must continue to do to ensure that no one is unjustly detained in this country,” Paulin said.

Congressman Mike Lawler who represents New York's 17th Congressional District said, “My office worked closely with federal officials to assist in securing her release. Yeonsoo's case is yet another example of why we must fix our broken immigration system and make it easier for folks to come here and stay, the right way.”

According to New York State Sen. Shelley Mayer, “ICE's actions against Yeonsoo, like their actions against thousands of others across this country, were unconstitutional and unacceptable. There is no justification for detaining law abiding individuals who are residing lawfully in the United States and attending immigration hearings as required. While we celebrate Yeonsoo's release and her safe return home, we cannot forget about the thousands of other individuals, including many of our own community members, who are being held in custody without due process right now.”

Greenburgh Town Supervisor Paul



Feiner was another local official who expressed concern about the detention.

“The arrest by ICE of Scarsdale High School graduate Yeonsoo Go is another example of how President Trump is using masked federal law enforcement officials and agencies under his control to erode democracy and violate our constitution,” Feiner said. “Nationally, elected officials and civic leaders have been arrested or confronted by law enforcement officials while protesting President Trump's immigration policies and for exercising their First Amendment right to free speech.”

White Plains Common Council Member Jennifer Puja, who is a candidate for the Westchester County Legislature, had said she was “saddened to learn about the detention of Yeonsoo 'Soo' Go. Praying for justice for Soo and strength for her and her family.”

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The Klein in Bridgeport to show off new \$3.8M wing

BY GARY LARKIN / glarkin@westfairinc.com

BRIDGEPORT — The Klein Memorial Auditorium will unveil the first building addition in its 85-year history on Aug. 15 at a ribbon cutting at 10 a.m.

The \$3.8 million project, largely funded through state bonds and some funds from the City of Bridgeport, includes the installation of an elevator, a wheelchair-accessible restroom, a conference room, and three new offices.

Earlier phases of the project included technical upgrades to the theater's lighting, audio, and video projection systems, new carpeting, and an exterior digital billboard to promote upcoming events. The technical upgrades have mostly eliminated rental costs for audio and lighting equipment.

The Klein at 910 Fairfield Ave. has also hosted the prestigious Bridgeport Film Festival on its 30-foot screen since its inception in 2021. The popular event returns for its fifth year during the weekend of Sept. 12-14.

Lt. Gov. Susan Bysiewicz and state

Sen. Herron Gaston have been invited to officiate at the ribbon-cutting ceremony. Later that evening the students of Klein Theatre Arts will stage the second performance of their summer production, "Fame, Jr."

Klein Executive Director Laurence Caso explained the changes to the new wing at the theater.

"Our new wing increases accessibility and provides much-needed spaces for our operations and arts education programs," Caso said. "Just as our technical upgrades have led to increased revenues and economic activity, the elevator, restroom and offices will greatly enhance the patron experience."

Earlier this summer, The Klein released a partial list of many luminary artists who performed on its stage since 1940.

- Some of those performers include:
- Martin Luther King Jr.
- George W. Bush
- Eleanor Roosevelt
- Donald Trump
- Leonard Bernstein



◀ The interior of The Klein Auditorium and Theatre in Bridgeport. Photo courtesy of The Klein

- Isaac Stern
- Perry Como
- Van Cliburn
- Victor Borge
- Duke Ellington
- Lunt & Fontanne
- Ray Charles
- Gloria Swanson
- The Temptations
- Frederic March
- Marion Anderson
- Arthur Rubinstein
- Nelson Eddy
- Buddy Guy
- Robert Wagner
- BB King
- Bob Newhart
- Chicago
- George Carlin

- Vienna Boys Choir
- Beach Boys
- Taj Mahal
- Gilberto Santa Rosa
- Carly Simon
- Boz Scaggs
- Lyle Lovett
- Los Lobos
- Doobie Brothers
- Pat Benatar

Other more contemporary performers who appeared at The Klein include:

- Jewell
- KD Lang
- Boyz II Men
- LL Cool J
- Whoopi Goldberg

REAL ESTATE

Historic Roger Sherman Inn sold for \$3.7M

BY GARY LARKIN / glarkin@westfairinc.com



The historic Roger Sherman Inn in New Canaan has been sold for more than \$3 million. Photo courtesy of Roger Sherman Inn

NEW CANAAN – The historic Roger Sherman Inn is now under the ownership of Broadfield Realty Capital owner Uanderson Benedetti following a \$3.7 million purchase from Jaffre Real Estate LLC on July 14, according to town property records.

195 Oenoke Ridge LLC, for which Benedetti is principal, purchased the 1740 inn named after Colonial Connecticut statesman Roger Sherman. He was the only person to have signed all four of the most significant documents in our nation's early history: the Continental Association from the first Continental Congress, the Declaration of Independence, the Articles of Con-

federation, and the United States Constitution.

The property had been owned by Jaffre Real Estate since 2008, when it bought the inn from Roger Sherman Inn at Oenoke Ridge LLC for \$3.41 million. Jaffre Real Estate is run by Nes Jaffre and Michael Sedita, who have run the inn for the past

17 years.

The inn property has been appraised by the town for \$4.4 million in 2023.

Benedetti, a longtime New Canaan resident and his wife, Brianna, told Newcanaanite they're looking to update the property while preserving its history. Benedetti said he and his wife, "want the property to be a gathering

spot for everyone in New Canaan, and even all of Connecticut and Northern Westchester."

Benedetti said that within 90 days, there will be "noticeable differences at the Roger Sherman."

Benedetti is a seasoned commercial real estate professional with a proven track record of success in both development and finance. With over a decade of experience in the industry, Uanderson has established himself as an investor and strategic leader.

Prior to founding Broadfield Realty Capital, Uanderson held key roles at several prominent real estate firms. As Managing Director at Millbrook Realty Capital, he focused on originating and structuring short-term bridge loans on multifamily, mixed-use, and commercial assets across the country.

WESTCHESTER

COURT CASES

U.S. Bankruptcy Court

White Plains and Poughkeepsie

Local business cases, July 30 - August 5

Floriano Hartsdale LLC, Hartsdale, Joseph Floriano, president, 25-22718-SHL: Chapter 11, assets \$0 - \$50,000, liabilities \$500,000 - \$1 million. Attorney: pro se.

111 Halley Drive LLC, Pomona, 25-22728-SHL: Chapter 11, assets and liabilities \$500,000 - \$1 million. Attorney: pro se.

U.S. District Court, White Plains

Local business cases, July 30 - August 5

Unite Here Retirement Fund, White Plain, vs. Khanna Enterprises Ltd., Irvine, California, et al, 25-cv-6274-PMH: Employee Retirement Income Security Act. Attorney: William T. Josem.

TRX, Delray Beach, Florida vs. Kira Stokes Fit LLC, Larchmont, 25-cv-6281-NSR: Patent infringement. Attorney: Brian D. Siff.

Dawn Warren and Adam Salgado, New Rochelle vs. Talk of the Sound, New Rochelle, et al, 25-cv-6384-JGLC: Defamation. Attorney: Michael D. Cilento.

Items appearing in the Westfair Business Journal's On The Record section are compiled from various sources, including public records made available to the media by federal, state and municipal agencies and the court system. While every effort is made to ensure the accuracy of this information, no liability is assumed for errors or omissions. In the case of legal action, the records cited are open to public scrutiny and should be inspected before any action is taken.

Questions and comments regarding this section should be directed to:

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Phone: 914-694-3600

John Ferriello and Jake Dellipaoli vs. Troon Golf LLC, Harrison, et al, 25-cv-6435: Fair Labor Standards Act, class action. Attorney: Denise A. Schulman.

Federal Tax Liens, \$10,000 or greater,

Westchester County, July 30 - August 5

197 Westchester Avenue Food Corp: Port Chester, 2018, 2024 unemployment and quarterly taxes, \$11,251.

All Boro Medical Rehabilitation: Scarsdale, 2019 - 2020 quarterly taxes, \$85,037.

Allstar Marketing Group LLC: Hawthorne, 2021 quarterly taxes, \$13,449.

Carrasquillo, Ben: Peekskill, 2013 - 2014, 2018 - 2024 personal income, \$72,553.

Fernandez, Angel A.: Yonkers, 2013 - 2014 personal income, \$25,413.

Herlihy, Jennifer B. and Corey Herlihy: Bronxville, 2023 personal income, \$158,461.

Holmes, Joseph: White Plains, 2021 - 2023 personal income, \$787,518.

Liriano, Angel: Yonkers, 2016 - 2018, 2020 personal income, \$12,612.

Mindin, Chingis and Yaroslava Mindin: West Harrison, 2021 - 2023 personal income, \$108,770.

Mollin, Michael E.: Mamaroneck, 2021 - 2023 personal income, \$274,272.

Orlando, Jill: Pelham, 2021 - 2024 personal income, \$77,642.

Patino, Milton J. Ortega: Cortlandt Manor, 2022 - 2023 personal income, \$10,231.

Pryce, Donnette: Yonkers, 2019 personal income, \$47,018.

Quinones, Mildred: White Plains, 2021 - 2023 personal income, \$787,518.

Sanchez, Heidi J.: Yonkers, 2021 - 2023 personal income, \$133,955.

Williams, Joseph C.: Yonkers, 2012, 2018, 2021 personal income, \$24,413.

Wilson, Glenn K. II: Mount Vernon, 2023 personal income, \$238,044.

DEEDS

Above \$1 million

153 MIS LLC, Uniondale. Seller: Norbert Mehl. Property: 153 Morris Lane, New Rochelle. Amount: \$1.9 million. Filed July 10.

200 Irving Hill LLC, White Plains. Seller: Kajadi LLC, Rye. Property: 200 Irving Ave., Rye Town. Amount: \$1.8 million. Filed July 10.

7 Madison Street LLC, East Harrison. Seller: Anna Angilletta, West Harrison. Property: 7 Madison St., Harrison. Amount: \$1.3 million. Filed July 14.

9 Dobbs Terrace LLC, Scarsdale. Seller: Zhang Xin, Scarsdale. Property: 9 Dobbs Terrace, Scarsdale. Amount: \$2.1 million. Filed July 10.

American International Relocation Solutions LLC, Pittsburgh, Pennsylvania. Seller: Jarett L. Feldman, Chappaqua. Property: 97 Random Farms Drive, New Castle. Amount: \$2.2 million. Filed July 9.

Bronxville Adriatic Holdings LLC, Bronxville. Seller: Woodhail Bronxville Development LLC, New York. Property: 51-55 Pondfield Road, Eastchester. Amount: \$4.3 million. Filed July 9.

Dubin, Brian, Scarsdale. Seller: Cooper Real Estate Development LLC, Scarsdale. Property: 9 Ogden Road, Scarsdale. Amount: \$4.3 million. Filed July 9.

Gonzalez, Adam K., Astoria. Seller: 308 Travers Realty LLC, New Rochelle. Property: 308 Travers Ave., Mamaroneck. Amount: \$1.1 million. Filed July 9.

Hudson Pointe Development LLC, Purchase. Seller: Warburton 1 LLC, Hawthorne. Property: 1 Warburton Ave., Yonkers. Amount: \$3.7 million. Filed July 8.

Kunofsky, Benjamin, New York. Seller: Jeffrey H. Sacks, Mount Kisco. Property: 15 Woodland Road, New Castle. Amount: \$2 million. Filed July 14.

Markedonia 1385-1415 LLC, Yorktown Heights. Seller: Levine Mark L. Levine, Yorktown Heights. Property: 1385 Baptist Church Road, Yorktown. Amount: \$1.3 million. Filed July 8.

Pound Ridge Garden LLC, Purchase. Seller: Adrian Dambrosi, Pound Ridge. Property: 20 Salem Road, Pound Ridge. Amount: \$1.4 million. Filed July 9.

Rogg, Jennifer L., Rye. Seller: Oakland Beach LLC, Rye. Property: 71 Oakland Beach Ave., Rye City. Amount: \$2.5 million. Filed July 7.

Schwartz, Laura A., Ridgefield. Seller: Toll Northeast V Corp., Fort Washington, Pennsylvania. Property: 10 Dewitt Drive, New Castle. Amount: \$1.6 million. Filed July 9.

Venturist Property 1 LLC, Brooklyn. Seller: Ellen Kenny, Bronxville. Property: 15 Hillside Road Eastchester. Amount: \$1.1 million. Filed July 8.

Below \$1 million

155 Upper Shad Road LLC, Pound Ridge. Seller: Alice M. Bonin, Pound Ridge. Property: 161 Upper Shad Road, Pound Ridge. Amount: \$650,000. Filed July 10.

211 Bedford LLC, Chappaqua. Seller: Karen R. Hill, Chappaqua. Property: 211 Bedford Road, New Castle. Amount: \$895,000. Filed July 7.

353 Warwick Realty LLC, Yonkers. Seller: Lakeview Loan Servicing LLC, Coral Gables, Florida. Property: 353 Warwick Ave., Mount Vernon. Amount: \$722,000. Filed July 9.

37 Washington Realty LLC, Valhalla. Seller: Point 62 LLC, White Plains. Property: 37 Washington Ave., Ossining. Amount: \$700,000. Filed July 8.

47 Brookfield Corp., Mount Vernon. Seller: Noteworthy Asset Management LLC, Monsey. Property: 47 Brookfield Road, Mount Vernon. Amount: \$745,000. Filed July 10.

515 S. Second Avenue LLC, Mount Vernon. Seller: Levie Fleming, Great Neck. Property: 515 S. Second Ave., Mount Vernon. Amount: \$650,000. Filed July 9.

8 Valley Place LLC, New Rochelle. Seller: Frank Calogero & Sons LLC, Mamaroneck. Property: 8 Valley Place, Mamaroneck. Amount: \$825,000. Filed July 11.

800 N. Division LLC, Peekskill. Seller: Cortland Land Corp., Peekskill. Property: 802 N. Division St., Peekskill. Amount: \$405,000. Filed July 8.

82 Dale LLC, Mount Vernon. Seller: Sapram LLC, Hewlett. Property: 82 Dale Ave., Ossining. Amount: \$150,000. Filed July 8.

Acevedo, Robinson, Bronx. Seller: 387 E. 158 Street LLC, New Rochelle. Property: 216 First St., Yonkers. Amount: \$639,000. Filed July 14.

Adams, Samuel J., Brooklyn. Seller: 24 Spring LLC, New York. Property: 24 Spring St., Mount Pleasant. Amount: \$975,000. Filed July 8.

Broccio, Andrea, Staten Island. Seller: Classic OH LLC, Dobbs Ferry. Property: 50 E. Hartsdale Ave., Greenburgh. Amount: \$530,000. Filed July 8.

Bryn Mawr Builders LLC, Yonkers. Seller: Paul McGrath Jr., Pound Ridge. Property: 23 Tamarack Road, Pound Ridge. Amount: \$600,000. Filed July 14.

Century Trail Holdings LLC, Harrison. Seller: Albert A. Nolletti, Annapolis, Maryland. Property: Century Trail, Harrison. Amount: \$865,000. Filed July 14.

Damiano, Luke S., Valhalla. Seller: Rowans Riverbend LLC, Peekskill. Property: 423 Northview Court, Peekskill. Amount: \$515,000. Filed July 8.

Elsa Ira Portfolio LLC, Hillsdale. Seller: Micky Batista, Yonkers. Property: 443 Locust St., Mount Vernon. Amount: \$740,000. Filed July 7.

Jl Forest LLC, Highland Mills. Seller: Jeanne L. Riedel, Redding, Connecticut. Property: 159 Carriage Court, Yorktown. Amount: \$247,000. Filed July 9.

Joshi, Hemant R., Mamaroneck. Seller: 1415 Park Avenue LLC, Larchmont. Property: 1415 Park Ave., Rye Town. Amount: \$965,000. Filed July 9.

Lonergan, John P., New York. Seller: US Bank NA, Westlake Village, California. Property: 92 Sherman Ave., Greenburgh. Amount: \$737,000. Filed July 9.

Maresca, Anthony D., Bronx. Seller: Supreme Homes LLC, Ossining. Property: 30 Aberdeen Road, Cortlandt. Amount: \$875,000. Filed July 11.

Morales, Wenceslao Jr., Cortlandt Manor. Seller: 28 Ruth Road LLC, Cortlandt Manor. Property: 36 Ruth Road, Cortlandt. Amount: \$25,000. Filed July 7.

Nextreo LLC, Newtown, Pennsylvania. Seller: 40 Nbmvy LLC, Newtown, Pennsylvania. Property: 40 Bond St., Mount Vernon. Amount: \$10. Filed July 9.

Sahara One Management Corp., Bronx. Seller: East Third Street Realty Corp., New Rochelle. Property: 301 Third St., Mount Vernon. Amount: \$540,000. Filed July 10.

Wilmington Savings Fund Society FSB, Seal Beach, California. Seller: Inez Gifford, Pleasantville. Property: 484 Fifth St., Mount Vernon. Amount: \$325,000. Filed July 11.

Zev Properties LLC, Brooklyn. Seller: Augustine Tortora, Salem, South Carolina. Property: 306 Edwards Place, Yonkers. Amount: \$535,000. Filed July 8.

WORKERS' COMPENSATION BOARD

Amer Deli & Grocery Inc., Yonkers. Amount: \$21,000.

Carlen Meintjes, Mamaroneck. Amount: \$21,000.

El Palacio De Maria Inc., Port Chester. Amount: \$24,000.

Friend's Painting Inc., White Plains. Amount: \$1,000.

Jesus Castillo, White Plains. Amount: \$47,500.

Juan J. Calderon, White Plains. Amount: \$36,000.

Kreative Kids Daycare Inc., Mount Vernon. Amount: \$34,500.

Lighthouse Home Improvement Inc., Port Chester. Amount: \$5,500.

Meadow Court Condominium, New Rochelle. Amount: \$45,000.

MJ Natural Market Corp., Scarsdale. Amount: \$3,500.

Morris Park Realty, Bronxville. Amount: \$1,800.

Shermc Enterprise Inc. d.b.a. **Touch of Class Caribbean Fusion Cuisine,** Peekskill. Amount: \$2,000.

Sweet Mamas Soul Food & Salad Bar Restaurant Inc., Yonkers. Amount: \$23,000.

Tye Brands Group LLC, Peekskill. Amount: \$2,000.

Zeta Aesthetics NYC Bronxville Inc. New Rochelle. Amount: \$25,000.

JUDGMENTS

Aguirre, Adrian, Yonkers. \$9,345 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 16.

Ameele, Richard V. D., South Salem. \$7,928 in favor of American Express National Bank, Sandy, Utah. Filed June 18.

Aviles, Mark A., Elmsford. \$3,019 in favor of Capital One NA, McLean, Virginia. Filed June 18.

Baez, Juan J., Bronxville. \$8,241 in favor of Capital One NA, McLean, Virginia. Filed June 17.

Bermejo, Alice, Yonkers. \$20,748 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 16.

Brito, Haniris, Yonkers. \$6,112 in favor of Capital One NA, McLean, Virginia. Filed June 18.

Brumfield, Robin, Yonkers. \$5,351 in favor of Capital One NA, McLean, Virginia. Filed June 18.

Casanas, Keonye D., Mount Vernon. \$6,054 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 16.

Castle, Carol, Yonkers. \$2,898 in favor of Capital One NA, McLean, Virginia. Filed June 16.

Ciccone, Jean, South Salem. \$2,122 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed June 18.

Concepcion, Matieah W., Mount Vernon. \$1,708 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed June 18.

Cottrell, Daniel A, New Rochelle. \$5,809 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 18.

Daly, Bryan M., Tarrytown. \$1,468 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 18.

D'Angelo, Brian, Ardsley. \$9,801 in favor of American Express National Bank, Sandy, Utah. Filed June 18.

Daniels, Warren, White Plains. \$3,033 in favor of Capital One NA, Mclean, Virginia. Filed June 18.

Diaz, Francisco, Mount Vernon. \$2,803 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed June 18.

Diaz, Jochabeth, Yonkers. \$2,390 in favor of Capital One NA, McLean, Virginia. Filed June 18.

Doldan, Edith N., West Harrison. \$2,942 in favor of Citibank NA, Sioux Falls, South Dakota. Filed June 18.

Dominguez, Raphy, Mount Vernon. \$2,521 in favor of Capital One NA, McLean, Virginia. Filed June 18.

Efe, Kenan, White Plains. \$21,474 in favor of Capital One NA, Mclean, Virginia. Filed June 17.

Fitzgerald, Devin J., New Rochelle. \$5,346 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 18.

Flores, Liliana, Mount Vernon. \$5,304 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 18.

Gaither, Andre A., Yonkers. \$8,932 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 18.

Gillis, Heather M., Croton-on-Hudson. \$18,512 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 17.

Gonzalez, Adriana, Yonkers. \$16,735 in favor of Capital One NA, McLean, Virginia. Filed June 18.

Gonzalez, Zoraida G., Yonkers. \$11,326 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 18.

Guardino, Devin, Peekskill. \$21,735 in favor of Capital One NA, McLean, Virginia. Filed June 18.

Harrison, Erin F., Pound Ridge. \$6,322 in favor of Capital One NA, McLean, Virginia. Filed June 17.

Haworth, Tiffany, White Plains. \$5,207 in favor of Capital One NA, McLean, Virginia. Filed June 18.

Henderson, Bryant, Croton-on-Hudson. \$9,759 in favor of Capital One NA, McLean, Virginia. Filed June 17.

Holahan, David D., Rye. \$164,129 in favor of American Express National Bank, Sandy, Utah. Filed June 18.

Jenkins, Sheila, Yonkers. \$5,406 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 16.

Jenkins, Tiffany S., Yonkers. \$4,388 in favor of Capital One NA, McLean, Virginia. Filed June 18.

Johnson, Precious, Yonkers. \$10,265 in favor of Capital One NA, Columbus, Ohio. Filed June 16.

Kellman, Hilda H, Yonkers. \$6,752 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 16.

Lavelle, Michael J., Croton-on-Hudson. \$8,161 in favor of Capital One NA, McLean, Virginia. Filed June 18.

Lawrence, Annakay A., Mount Vernon. \$1,576 in favor of Midland Credit Management Inc., San Diego, California. Filed June 18.

Loza, Samuel, Yonkers. \$6,063 in favor of Capital One NA, McLean, Virginia. Filed June 17.

Mambo, Jamil J., Eastchester. \$19,499 in favor of Capital One NA, Columbus, Ohio. Filed June 18.

Marshall, Kathryn R., Rye. \$2,444 in favor of Capital One NA, McLean, Virginia. Filed June 17.

Martinez, Carmen, Sleepy Hollow. \$2,447 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed June 17.

Munro, Manuela, Mount Vernon. \$4,259 in favor of Midland Credit Management Inc., San Diego, California. Filed June 18.

Pean, Rochel S., White Plains. \$5,904 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 16.

Peters, Tamara, Mount Kisco. \$3,637 in favor of Capital One NA, Columbus, Ohio. Filed June 18.

Phillips, Elizabeth G., Bronxville. \$8,266 in favor of Capital One NA, McLean, Virginia. Filed June 18.

Ramirez, Mercedes M., Bedford. \$13,920 in favor of Capital One NA, Columbus, Ohio. Filed June 18.

Rios, Saida, Yonkers. \$7,614 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 16.

Rodriguez, Robert, Ossining. \$6,154 in favor of Capital One NA, Columbus, Ohio. Filed June 17.

Ruiz, Yuleidy, Yonkers. \$6,879 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 18.

Rukaniec, Richard C., Katonah. \$2,495 in favor of Capital One NA, Columbus, Ohio. Filed June 16.

Sangster, Shann, Mount Vernon. \$6,912 in favor of Capital One NA, Columbus, Ohio. Filed June 17.

Smith, Altamies, Yonkers. \$7,533 in favor of Capital One NA, McLean, Virginia. Filed June 17.

Soto, Mary L., White Plains. \$4,687 in favor of Capital One NA, McLean, Virginia. Filed June 18.

Stefan, Tulio, Rye. \$4,382 in favor of Citibank NA, Sioux Falls, South Dakota. Filed June 17.

Suquisupa, Amanda E., Ossining. \$4,733 in favor of Capital One NA, Columbus, Ohio. Filed June 18.

Vandenameele, Richard, South Salem. \$7,928 in favor of American Express National Bank, Sandy, Utah. Filed June 18.

Varella, Leonard Jr., Peekskill. \$4,404 in favor of Capital One NA, Mclean, Virginia. Filed June 18.

Vecchione, Randi, Eastchester. \$8,611 in favor of Capital One NA, Columbus, Ohio. Filed June 17.

Wiesner, Jonathan, Waccabuc. \$102,007 in favor of American Express National Bank, Sandy, Utah. Filed June 16.

Williams, Olijah F., Mount Vernon. \$5,405 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed June 18.

LIS PENDENS

64 Woodycrest LLC, as owner. Filed by US Bank NA-Trust. Action: Foreclosure of a mortgage in the principal amount of \$300,000 affecting property located at 64 Woodycrest Ave., Yonkers. Filed June 18.

American Express Centurion Bank, as owner. Filed by Wilmington Savings Fund Society FSB d.b.a. Action: Foreclosure of a mortgage in the principal amount of \$150,000 affecting property located at 30 Nichols Place, Briarcliff Manor. Filed June 18.

Ballard-Durand Funeral and Cremation, as owner. Filed by Pennymac Loan Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$650,000 affecting property located at 156 14th Ave., Mount Vernon. Filed July 3.

Barclays Bank Delaware, as owner. Filed by JPMorgan Chase Bank N A. Action: Foreclosure of a mortgage in the principal amount of \$532,000 affecting property located at 45 Webster Ave., Harrison. Filed July 3.

Briones, Alex, as owner. Filed by Freedom Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$574,000 affecting property located at 14 S. Washington Ave., Hartsdale. Filed June 18.

Cherry, Shanika N., as owner. Filed by Pennymac Loan Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$363,000 affecting property located at 1155 Warburton Ave., Yonkers. Filed June 20.

Citibank NA, as owner. Filed by Lakeview Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$554,000 affecting property located at 125 N. Evarts Ave., Elmsford. Filed June 16.

Caruso Construction LLC, as owner. Filed by Newtek Small Business Finance LLC. Action: Foreclosure of a mortgage in the principal amount of \$1,000,000 affecting property located at 86-34 253 St., Bellerose. Filed June 16.

Dacosta, Philip, as owner. Filed by HSBC Bank USA NA-Trust. Action: Foreclosure of a mortgage in the principal amount of \$500,000 affecting property located at 122 Parkview Road, Elmsford. Filed June 16.

De Moura, Arthur, as owner. Filed by US Bank Trust NA-Trust. Action: Foreclosure of a mortgage in the principal amount of \$143,000 affecting property located at 53 Liberty Ave., New Rochelle. Filed June 17.

DeRaffele, Christopher, as owner. Filed by John DeRaffele. Action: Foreclosure of a mortgage in the principal amount of \$350,000 affecting property located at 932 Lester Ave., Mamaroneck. Filed June 16.

Downs, Barry, as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$96,000 affecting property located at 35 Winchester Ave., Unit 3b, Peekskill. Filed June 25.

Grogan, Gregory P., as owner. Filed by US Bank NA -Trust. Action: Foreclosure of a mortgage in the principal amount of \$467,000 affecting property located at 7 Peter A. Beet Drive, Cortlandt. Filed July 3.

Mohamed, Shamela, as owner. Filed by US Bank Trust NA -Trust. Action: Foreclosure of a mortgage in the principal amount of \$345,000 affecting property located at 19 Valley View Drive, Yonkers. Filed June 20.

Sheehan, John, as owner. Filed by Citibank NA. Action: Foreclosure of a mortgage in the principal amount of \$43,000 affecting property located at 33 Oxford Road, White Plains. Filed June 16.

MECHANIC'S LIENS

Allstate Acquisitions LLC, New Rochelle. \$88,927 in favor of S&J Sheet Metal Supply Inc., Bronx. Filed July 21.

Briones, Jorge L., Yonkers. \$4,951 in favor of Foundation Building Materials LI, Farmingdale. Filed July 21.

Bronxville Terrace Owners Corp., Yonkers. \$421,861 in favor of Structure-con Inc., Putnam Valley. Filed July 29.

Daly, Michael P., White Plains. \$3,717 in favor of Yanni Electrical LLC, Mount Vernon. Filed July 21.

Defreitas Joanne, Mount Vernon. \$13,121 in favor of HBJ Construction Inc., Mount Vernon. Filed July 18.

IBM-JII, North Castle. \$22,563 in favor of Peckham Materials Corp., Brewster. Filed July 24.

Kiamie 411 LLC, Rye. \$48,300 in favor of Lerco Electric LLC, Bronx. Filed July 24.

North Avenue L LLC, New Rochelle. \$109,256 in favor of Peak Power Systems Inc., Middletown. Filed July 21.

Plant Powerhouse LLC, Yonkers. \$677 in favor of CRP Sanitation Inc., Cortlandt Manor. Filed July 29.

RFMCH Huguenot Property Owner II LL, New Rochelle. \$466,574 in favor of KSW Mechanical LLC, Long Island City. Filed July 28.

RFMCH Huguenot Property Owner II LL, New Rochelle. \$281,986 in favor of All-city Metal Inc., Westberry. Filed July 28.

NEW BUSINESSES

Sole Proprietorships

AAA Home Improvement Expert, 19 Everett Ave., Ossining 10562. c/o. Filed July 23.

Amerital Solutions, 194 Roberts Ave., Yonkers 10703. c/o. Filed July 22.

Blackout Transport, 165 Meadow Lane, New Rochelle 10805. c/o. Filed July 16.

BW Consulting Services, 357 N. Broadway, 1K, Yonkers 10701. c/o. Filed July 22.

Caseys Canine Adventures, 65 Cottage St., Port Chester 10573. c/o. Filed July 16.

Items appearing in the Westfair Business Journal's On The Record section are compiled from various sources, including public records made available to the media by federal, state and municipal agencies and the court system. While every effort is made to ensure the accuracy of this information, no liability is assumed for errors or omissions. In the case of legal action, the records cited are open to public scrutiny and should be inspected before any action is taken.

Questions and comments regarding this section should be directed to:

Sebastian Flores
Westfair Communications Inc.
4 Smith Ave., Suite 2
Mount Kisco, NY 10549
Phone: 914-694-3600

Roberts Flame & Grill, 264 N. Fulton Ave., Mount Vernon 10552. c/o Robert Rodriguez. Filed July 15.

S Loja Cleaning, P.O. Box 366, Ossining 10562. c/o Silvia C. Loja Gallegos. Filed July 15.

Sandbox Daycare, 62 Pine St., Apt. 2, Yonkers 10701. c/o Ideline Gomez. Filed July 14.

Seek AB Counseling, 1872 Pleasantville Road, Briarcliff Manor 10510. c/o Ajanna Brockenbaugh. Filed July 11.

Shineon Local Marketing, 377 Westchester Ave., Port Chester 10573. c/o Peter Maxam Rasquinha. Filed July 10.

Sure Sound Music, 177 A, E. Main St., New Rochelle 10801. c/o Thomas A. Morgan. Filed July 14.

Tedrows Mobile Detailing, 450 Pelham Road, 3G, New Rochelle 10805. c/o Shawn Tedrow. Filed July 10.

Tiendita Yessi, 12 Allard Ave., Apt. 1R, New Rochelle 10805. c/o Yesenia Barragan-Ochoa. Filed July 15.

True Solutions, 59 Pocantico Road, Ossining 10562. c/o Denise Fendrich. Filed July 11.

Voice Voyagers, 17 Karen Lane, New Rochelle 10805. c/o Peridot Smith. Filed July 14.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

EH Capital LLC, as owner. Lender: Mountain View Home Builders Inc. Property: in Minisink. Amount: \$2 million. Filed June 27.

Below \$1 million

Deal House Capital II LLC, as owner. Lender: Kiavi Funding Inc. Property: in Hyde Park. Amount: \$236,000. Filed June 17.

EH Capital LLC, as owner. Lender: Mountain View Home Builders Inc. Property: in Minisink. Amount: \$100,000. Filed June 27.

Matthias, Sara A., et al, as owner. Lender: Mid-Hudson Valley Federal Credit Union. Property: in East Fishkill. Amount: \$768,800. Filed May 28.

Mazzola, Maria A. and Maria Frederick, as owner. Lender: TD Bank NA. Property: in East Fishkill. Amount: \$406,000. Filed June 10.

McCausland, Daniela Gallo and Samuel Christian Petering, as owner. Lender: Prime lending. Property: in Rhinebeck. Amount: \$806,500. Filed June 5.

NGPPH LLC, et al, as owner. Lender: Mid-Hudson Valley Federal Credit Union. Property: in city of Poughkeepsie. Amount: \$312,000. Filed June 16.

4C Manor LLC, Poughkeepsie. Seller: Katherine Patierno, Wappingers Falls. Property: in Wappinger. Amount: \$225,000. Filed May 30.

Quis, William R., as owner. Lender: TEG Credit Union. Property: in Pleasant Valley. Amount: \$350,000. Filed June 18.

Turnkey Property Brothers LLC, as owner. Lender: Ice Lender Holdings LLC. Property: in town of Poughkeepsie. Amount: \$65,061. Filed May 27.

Walden Savings Bank, as owner. Lender: Saar Family LLC. Property: in Montgomery. Amount: \$367,250. Filed July 7.

DEEDS

Above \$1 million

19 Park Place LLC, Dover Plains. Seller: Golden and Golden Building Company Inc., Hyde Park. Property: in Hyde Park. Amount: \$1.1 million. Filed June 6.

Boryk Holdings LLC, Staatsburg. Seller: 3 Albertson Street LLC, Hyde Park. Property: 4365 Albany Post Road, Hyde Park. Amount: \$1.2 million. Filed June 5.

MSF RE New York LLC, Matawan, New Jersey. Seller: Fair Oak Realty Inc., Poughkeepsie. Property: 6365 Mill St., Rhinebeck. Amount: \$3 million. Filed May 28.

MSF RE New York LLC, Matawan, New Jersey. Seller: Ank Realty Inc., Poughkeepsie. Property: 2087 Route 9D, Wappinger. Amount: \$5.5 million. Filed May 28.

Below \$1 million

19 East Edonesa Realty LLC, Hopewell Junction. Seller: Dimmar Realty Corp., Carmel. Property: 19 E. Main St., Pawling. Amount: \$650,000. Filed May 28.

31 East Market Street RH LLC, Red Hook. Seller: Bruce Howe, Milan. Property: in Red Hook. Amount: \$200,000. Filed June 5.

BG Good Guys LLC, Millerton. Seller: Ryan J. Boyles, Pine Plains. Property: in North East. Amount: \$50,000. Filed June 3.

Clausen, Peter, Wappingers Falls. Seller: 4D Holdings of Dutchess LLC, Wappingers Falls. Property: 36 Widmer Road, Wappinger. Amount: \$390,000. Filed June 4.

Deal House Capital Fund II LLC, New Rochelle. Seller: Daniel Sheehan Trust, Hyde Park. Property: in Hyde Park. Amount: \$210,000. Filed June 5.

Diaz, Mary Ann, Nanuet. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: 3562 Bennington Drive, Fishkill. Amount: \$425,000. Filed June 5.

Fairview Lake 43 LLC, New York. Seller: Five River Estates LLC, Monroe. Property: in town of Poughkeepsie. Amount: \$310,000. Filed June 6.

Flanzraich, Jordan, New York. Seller: Country Club Kennels LLC, LaGrangeville. Property: 107 N. Cross Road, LaGrange. Amount: \$460,000. Filed June 3.

Green Well Capital LLC, Poughkeepsie. Seller: John M. Canning Sr., Hyde Park. Property: in city of Poughkeepsie. Amount: \$275,000. Filed June 3.

Harrison, Kreston, Poughkeepsie. Seller: JDM Hudson Group LLC, Poughkeepsie. Property: in city of Poughkeepsie. Amount: \$425,000. Filed June 5.

Hyde Park Estates LLC, Monroe. Seller: Wilmington Savings Fund Society FSB, Coppell, Texas. Property: 27 Franklin Road, Hyde Park. Amount: \$189,500. Filed June 5.

Kraehmer, Steffen, Walkkill. Seller: River Ridge Associates LLC, Livingston, New Jersey. Property: in Hyde Park. Amount: \$443,000. Filed June 6.

Lala Enterprises LLC, Wappingers Falls. Seller: Eisenstein Family Trust, Poughkeepsie. Property: 24 Miron Drive, town of Poughkeepsie. Amount: \$367,500. Filed June 6.

Longarino, Benedict, Nanuet. Seller: US Bank Trust NA, Dallas, Texas. Property: in town of Poughkeepsie. Amount: \$553,000. Filed June 4.

LWF LLC, Stamford, Connecticut. Seller: Charlotte W. Mann Trust, Dover Plains. Property: 207 Holsapple Road, Dover. Amount: \$800,000. Filed June 5.

May, John, Hopewell Junction. Seller: River Ridge Associates LLC, Livingston, New Jersey. Property: in Hyde Park. Amount: \$520,000. Filed June 2.

McCabe, Sarah Catherine, Poughkeepsie. Seller: 3 CS Development LLC, Poughkeepsie. Property: in town of Poughkeepsie. Amount: \$225,000. Filed May 29.

Mid-Hudson Development Corp., Hopewell Junction. Seller: Josephine Ahenkora, Bronx. Property: Old Hopewell Road, Wappinger. Amount: \$130,000. Filed May 28.

Mill Lane Partners LLC, Glen Ridge, New Jersey. Seller: Shane Bartholomew, Stanfordville. Property: in Stanford. Amount: \$205,000. Filed June 2.

MMRB Investors LLC, Wingdale. Seller: Bernard A. Wallen Jr, Millbrook. Property: in Dover. Amount: \$285,000. Filed June 4.

Mondolino, Dennis, Boca Raton, Florida. Seller: Upstate Modernist LLC, Rhinebeck. Property: in Milan. Amount: \$425,000. Filed June 5.

Northern City Properties LLC, Poughkeepsie. Seller: Joan M. Oldfield, Poughkeepsie. Property: 250 Beechwood Ave., town of Poughkeepsie. Amount: \$150,000. Filed June 2.

Overview Management Group Corp., Monroe. Seller: Kevin Corbett, Poughkeepsie. Property: 244 Overlook Road, LaGrange. Amount: \$185,000. Filed June 3.

Pendergast, Lara, Stanfordville. Seller: 1145 Willowbrook Road Inc., Copiague. Property: 1145 Willow Brook Road, Milan. Amount: \$510,000. Filed May 30.

Perez, Gabriel, Wappingers Falls. Seller: Real Estate Rocks 34 Hoffman Street LLC, Poughkeepsie. Property: in city of Poughkeepsie. Amount: \$370,000. Filed June 2.

Ph6 Beekman Street LLC, Pleasant Valley. Seller: 30 Beekman LLC, Somers. Property: in city of Beacon. Amount: \$782,000. Filed June 2.

Prime Properties of Dutchess LLC, Wappingers Falls. Seller: Bear Hollow LLC, Beacon. Property: in Hyde Park. Amount: \$600,000. Filed June 2.

Santana, Harold, Bronx. Seller: Raap Management LLC, Hopewell Junction. Property: in East Fishkill. Amount: \$718,500. Filed June 3.

Harrison, Kreston, Poughkeepsie. Seller: JDM Hudson Group LLC, Poughkeepsie. Property: in city of Poughkeepsie. Amount: \$425,000. Filed June 5.

Hyde Park Estates LLC, Monroe. Seller: Wilmington Savings Fund Society FSB, Coppell, Texas. Property: 27 Franklin Road, Hyde Park. Amount: \$189,500. Filed June 5.

Kraehmer, Steffen, Walkkill. Seller: River Ridge Associates LLC, Livingston, New Jersey. Property: in Hyde Park. Amount: \$443,000. Filed June 6.

Lala Enterprises LLC, Wappingers Falls. Seller: Eisenstein Family Trust, Poughkeepsie. Property: 24 Miron Drive, town of Poughkeepsie. Amount: \$367,500. Filed June 6.

Longarino, Benedict, Nanuet. Seller: US Bank Trust NA, Dallas, Texas. Property: in town of Poughkeepsie. Amount: \$553,000. Filed June 4.

LWF LLC, Stamford, Connecticut. Seller: Charlotte W. Mann Trust, Dover Plains. Property: 207 Holsapple Road, Dover. Amount: \$800,000. Filed June 5.

May, John, Hopewell Junction. Seller: River Ridge Associates LLC, Livingston, New Jersey. Property: in Hyde Park. Amount: \$520,000. Filed June 2.

McCabe, Sarah Catherine, Poughkeepsie. Seller: 3 CS Development LLC, Poughkeepsie. Property: in town of Poughkeepsie. Amount: \$225,000. Filed May 29.

Mid-Hudson Development Corp., Hopewell Junction. Seller: Josephine Ahenkora, Bronx. Property: Old Hopewell Road, Wappinger. Amount: \$130,000. Filed May 28.

Mill Lane Partners LLC, Glen Ridge, New Jersey. Seller: Shane Bartholomew, Stanfordville. Property: in Stanford. Amount: \$205,000. Filed June 2.

MMRB Investors LLC, Wingdale. Seller: Bernard A. Wallen Jr, Millbrook. Property: in Dover. Amount: \$285,000. Filed June 4.

Mondolino, Dennis, Boca Raton, Florida. Seller: Upstate Modernist LLC, Rhinebeck. Property: in Milan. Amount: \$425,000. Filed June 5.

Northern City Properties LLC, Poughkeepsie. Seller: Joan M. Oldfield, Poughkeepsie. Property: 250 Beechwood Ave., town of Poughkeepsie. Amount: \$150,000. Filed June 2.

Overview Management Group Corp., Monroe. Seller: Kevin Corbett, Poughkeepsie. Property: 244 Overlook Road, LaGrange. Amount: \$185,000. Filed June 3.

Pendergast, Lara, Stanfordville. Seller: 1145 Willowbrook Road Inc., Copiague. Property: 1145 Willow Brook Road, Milan. Amount: \$510,000. Filed May 30.

Perez, Gabriel, Wappingers Falls. Seller: Real Estate Rocks 34 Hoffman Street LLC, Poughkeepsie. Property: in city of Poughkeepsie. Amount: \$370,000. Filed June 2.

Ph6 Beekman Street LLC, Pleasant Valley. Seller: 30 Beekman LLC, Somers. Property: in city of Beacon. Amount: \$782,000. Filed June 2.

Prime Properties of Dutchess LLC, Wappingers Falls. Seller: Bear Hollow LLC, Beacon. Property: in Hyde Park. Amount: \$600,000. Filed June 2.

Santana, Harold, Bronx. Seller: Raap Management LLC, Hopewell Junction. Property: in East Fishkill. Amount: \$718,500. Filed June 3.

St. Onge, Kenneth, Poughkeepsie. Seller: River Ridge Associates LLC, Livingston, New Jersey. Property: in Hyde Park. Amount: \$454,500. Filed June 2.

Teich Properties LLC, Brooklyn. Seller: Hudson Valley Acquisitions3 LLC, Elmsford. Property: in East Fishkill. Amount: \$418,000. Filed May 30.

Travis Egle, Poughkeepsie. Seller: 207 Lookout South LLC, Sarasota, Florida. Property: in City of Beacon. Amount: \$531,500. Filed May 29.

Velocity House Buyers LLC, Middletown. Seller: John W. Dugger Jr., Poughkeepsie. Property: in city of Poughkeepsie. Amount: \$165,000. Filed June 6.

White Tiffany, Elmont. Seller: Toll Van Wyck LLC, Fort Washington, Pennsylvania. Property: in Fishkill. Amount: \$698,000. Filed June 9.

Winter Kyle, Pleasant Valley. Seller: William B. Rawls & Sons Developers Inc., Pleasant Valley. Property: in Pleasant Valley. Amount: \$350,000. Filed June 4.

JUDGMENTS

Aldana, Joseph, Middletown. \$1,882 in favor of Midland Credit Management Inc., San Diego, California. Filed June 24.

Alfonso, Alanna, Goshen. \$4,308 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed June 30.

Amaro, Ingrid, Harriman. \$3,562 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed June 24.

Ayala, Noemi, Slate Hill. \$5,402 in favor of Citibank, Sioux Falls, South Dakota. Filed June 27.

Babalola, Temitope, Middletown. \$11,871 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed June 27.

Bachanas, Theresa A., Goshen. \$3,855 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed June 24.

Carpender, Scott, Washingtonville. \$16,019 in favor of Navy Federal Credit Union, Vienna, Virginia. Filed June 24.

Caughman, Jamaine, Middletown. \$6,738 in favor of Midland Credit Management Inc., San Diego, California. Filed June 25.

Cortez, Jenny I, Newburgh. \$4,008 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed June 30.

Dax Capital Partners LLC, Cottonwood Heights, Utah. \$59,958 in favor of Simply Funding LLC, Chester. Filed June 27.

DeBeer, Warrick, Newburgh. \$4,641 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed June 26.

DeGroat, Michael, Chester. \$4,605 in favor of Synchrony Bank, Draper, Utah. Filed June 25.

Dunkin, Samantha A., Chester. \$2,599 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed June 26.

Echeverria, Karen D., Highland Falls. \$2,247 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed June 25.

Eckstein, Kwanza I., Chester. \$5,692 in favor of Midland Credit Management Inc., San Diego, California. Filed June 30.

Egan, Kyle, Monroe. \$1,392 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed June 30.

Facciola, Maria, Montgomery. \$2,082 in favor of Midland Credit Management Inc., San Diego, California. Filed June 24.

Fair View Construction Inc., Highland Mills. \$168,728 in favor of TD Bank, Brooklyn Park, Minnesota. Filed June 24.

Fairfax, Amy, Cornwall-on-Hudson. \$6,570 in favor of Ford Motor Credit Compamy LLC, Dearborn, Michigan. Filed June 24.

Fengya, Edward V., Middletown. \$2,788 in favor of Citibank, Sioux Falls, South Dakota. Filed June 24.

Gordon, Carmen D., Newburgh. \$12,713 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed June 24.

Guareno, Lenny, Monroe. \$4,294 in favor of Capital One, Glen Allen, Virginia. Filed June 30.

Hasbrouck, Bradford Jr., Walden. \$1,980 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed June 26.

Hergenhan, Kristen M., Walden. \$1,788 in favor of Midland Credit Management Inc., San Diego, California. Filed June 25.

Javier, Robylen, Greenwood Lake. \$1,916 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed June 25.

Jones, Meco, Chester. \$7,224 in favor of Citibank, Sioux Falls, South Dakota. Filed June 26.

Jones, Tonia, Newburgh. \$4,078 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed June 24.

Knapp, Margaret, Cornwall-on-Hodson. \$3,143 in favor of Synchrony Bank, Draper, Utah. Filed June 26.

Lorveus, Orlando, Washingtonville. \$4,491 in favor of Midland Credit Management Inc., San Diego, California. Filed June 25.

Luciano, Arnulfo R., Maybrook. \$15,326 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed June 27.

Manley, Joshua S., Newburgh. \$9,965 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed June 24.

Mitchell, Hannah L., Campbell Hall. \$10,702 in favor of American Express National Bank, Sandy, Utah. Filed June 24.

Navarro, Juan A, Central Valley. \$3,145 in favor of Barclays Bank Delaware, Wilmington, Delaware. Filed June 26.

Oliva, Edwin F., Newburgh. \$9,886 in favor of Citibank, Sioux Falls, South Dakota. Filed June 27.

Pena, Yanizee, Chester. \$1,324 in favor of Midland Credit Management Inc., San Diego, California. Filed June 25.

Perez, Wilmer I., Highland Mills. \$4,133 in favor of Midland Credit Management Inc., San Diego, California. Filed June 24.

Poma, Milton J., Middletown. \$2,464 in favor of Capital One, Glen Allen, Virginia. Filed June 30.

Quinones, Christina, Goshen. \$4,547 in favor of Synchrony Bank, Draper, Utah. Filed June 25.

Salazar, Harold, Middletown. \$4,637 in favor of Capital One, Glen Allen, Virginia. Filed June 30.

Santana, Hector, Middletown. \$5,469 in favor of Midland Credit Management Inc., San Diego, California. Filed June 25.

Shtesl, Baila, Monroe. \$6,096 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed June 26.

Smithen, Christella, Port Jervis. \$14,995 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed June 24.

Soyka, Hutting Jesse R., Walden. \$3,491 in favor of Citibank, Sioux Falls, South Dakota. Filed June 26.

Stanberry, Jerome, Middletown. \$2,897 in favor of Capital One, Glen Allen, Virginia. Filed June 25.

Stoudnour, Justin, Walden. \$3,738 in favor of Midland Credit Management Inc., San Diego, California. Filed June 26.

Torelli, Carman, Newburgh. \$16,125 in favor of TEG Federal Credit Union, Poughkeepsie. Filed June 24.

Torres, Amanda, Middletown. \$1,706 in favor of Midland Credit Management Inc., San Diego, California. Filed June 27.

Torres, Stephan X., Walden. \$3,177 in favor of Bank of America, Charlotte, North Carolina. Filed June 24.

Vega, Joseph, Newburgh. \$2,482 in favor of Credit Corporate Solutions Inc., Draper, Utah. Filed June 24.

Vidals, Vicente, Middletown. \$1,100 in favor of Citibank, Sioux Falls, South Dakota. Filed June 26.

Villanueva, Maria, Highland Mills. \$4,784 in favor of Lvnv Funding LLC, Greenville, South Carolina. Filed June 24.

Vizcaino, Tejada Patricia S., Rock Tavern. \$6,551 in favor of Navy Federal Credit Union, Vienna, Virginia. Filed June 30.

Whitmore, Amy, Maybrook. \$1,363 in favor of Midland Credit Management Inc., San Diego, California. Filed June 24.

Williams, Jennifer, Newburgh. \$2,489 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed June 24.

Williams, Shawn, Walden. \$10,213 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed June 26.

Wilson, Inzinga, Middletown. \$18,290 in favor of Hudson Valley Credit Union, Poughkeepsie. Filed June 27.

MECHANIC'S LIENS

37 Police Drive LLC, as owner. \$246,123 in favor of Allied Excavating Inc. Property: 37-39 Police Drive, Goshen. Filed July 23.

Braclt, Joel, as owner. \$43,018 in favor of Anthony Rizzo. Property: in Monroe. Filed July 18.

Cammareri, Paul, as owner. \$7,955 in favor of Huff N Puff Insulators Inc. Property: 53 Scolza Terrace, Goshen. Filed July 18.

Campbell Hall LLC, as owner. \$92,155 in favor of Belfor USA Group Inc. Property: 23 Kiernan Road, Hamptonburgh. Filed July 23.

David J Hill Irrevocable Trust, et al, as owner. \$8,605 in favor of Thomas Jones. Property: in Goshen. Filed July 24.

Romero, Elpidio and Regina Castro, as owner. \$279,000 in favor of Lillian Evans. Property: in Newburgh. Filed July 23.

Sweet Clover Realty LLC, as owner. \$72,598 in favor of Mistral Property Services Inc. Property: in Woodbury. Filed July 22.

NEW BUSINESSES

Partnerships

CDU Newburgh, 98 Duncan Ave., Cornwall-on-Hudson 12520. c/o David Todd Mires and Mires David T. Mires. Filed June 30.

Sole Proprietorships

Antonio V. Cintron Counseling, 10 Robert Road, Cornwall-on-Hudson 12518. c/o Antonio Vincent Cintron. Filed June 27.

Bergie Balloon Designs, 68 Freezer Road, Middletown, New York10941. c/o Alfaro Bergeth Guzman. Filed July 2.

Block Energy Group, 174 Big Island Road, Warwick 10990. c/o Block Paul. Filed June 27.

Cisco Bliss Ink Studios, 39 N. Plank Road, Unit 12, Suite 121 Newburgh 12550. c/o Francisco Morales II. Filed June 30.

Everlast Comfort Heating & Cooling, 16 Bivona Lane, New Windsor 12553. c/o Jorge Armando De La Cruz. Filed June 26.

KJG Ministries, 45 Country Club Road, Apt. C48, Ellenville 12428. c/o Gordon J. Kanvis. Filed June 27.

Kurai Builds, 1 Chadwick Gardens, Apt. C18, Newburgh 12250. c/o Ryan Andre Prado. Filed June 30.

Noble Notary, 37 Barbara Drive, Warwick 10990. c/o Susan Gordon Castaldo. Filed June 26.

Papyrus Junkie Co., 67 Brimstone Mountain Road, Chester 10918. c/o Melissa Carolyn Newell. Filed July 1.

Procuretech, 11 Pathway, Montgomery 12549. c/o Wesley L. Houston. Filed June 30.

R&R Home Improvement, 161 Renwick St., Apt. 1, Newburgh 12550. c/o Roberto B. Leiva Vides. Filed June 27.

Susis Super Storytime, 30 Big Pond Road, Huguenot New York 12746. c/o Susana Lopez. Filed July 1.

Vintage Studio, 639 Jackson Ave., New Windsor 12553. c/o Filed June Michael Paul. Filed June 30.

Yokies Yummies, 15 Elberton Ave., Walden 12586. c/o Nyoka Walker. Filed June 30.

BUILDING PERMITS

Commercial

DioQuino, Roderick, Norwalk, contractor for Roderick DioQuino. Rebuild existing front steps at 2 Blake St., Norwalk. Estimated cost: \$5,000. Filed May 14.

JMLS Consulting Services LLC, Monroe, contractor for 300 Atlantic Street Owner LLC. Renovate the commercial interior on the 7th floor, for Kelley Drye Warren at 300 Atlantic St., Stamford. Estimated cost: \$639,018. Filed June 17.

JMLS Consulting Services LLC, Monroe, contractor for 300 Atlantic Street Owner LLC. Renovate the existing vacant suite located on the second floor at 300 Atlantic St., Stamford. Estimated cost: \$68,909. Filed June 30.

JMV Construction LLC, Danbury, contractor for Hemlock Lane LLC. Frame and install sheetrock throughout and build a full bathroom and sitting room at 168 Hemlock Drive, Stamford. Estimated cost: \$20,000. Filed June 10.

Lynn Realty Holdings LLC, Stamford, contractor for Lynn Realty Holdings LLC. Replace both sign faces on the existing pole mount and install new building-mounted channel letters on the raceway at 885 Summer St., Stamford. Estimated cost: \$9,000. Filed June 20.

Items appearing in the Westfair Business Journal's On The Record section are compiled from various sources, including public records made available to the media by federal, state and municipal agencies and the court system. While every effort is made to ensure the accuracy of this information, no liability is assumed for errors or omissions. In the case of legal action, the records cited are open to public scrutiny and should be inspected before any action is taken.

Questions and comments regarding this section should be directed to:

Sebastian Flores
Westfair Communications Inc.
4 Smith Ave., Suite 2
Mount Kisco, NY 10549
Phone: 914-694-3600

Nations Roof of New England LLC, West Haven, contractor for Spus8 750 Washington Blvd. LP. Remove ballast stone from half the roof at a time. Remove existing EPDM directly over the concrete. Loose lay one layer of 1" polyiso over the concrete deck. Loose lay new O60 TPO over the roof area, including all necessary flashings and terminations at 750 Washington Blvd., Stamford. Estimated cost: \$62,490. Filed June 23.

Peak Construction Group LLC, Norwalk, contractor for Costco Wholesale Corp. Construct superstructure for building expansion at 779 Connecticut Ave., Norwalk. Estimated cost: \$10,831,570. Filed May 15.

PMI PG Stamford LLC, Stamford, contractor for PMI PG Stamford LLC. Repair the exterior decking and siding of Unit 2446 due to fire damage, including any damaged balcony deck boards, the Hardy board balcony ceiling and replace the sliding glass door that was also affected by the fire at 180 200 Broad St., Stamford. Estimated cost: \$25,000. Filed June 27.

Quindico LLC, Old Greenwich, contractor for Studio 503 LLC. Construct new single-family residential dwelling at 505 Wire Mill Road, Stamford. Estimated cost: \$1,200,000. Filed June 19.

Realize Services LLC, Norwalk, contractor for 28 Wilson LLC. Remove and reroof 28 Wilson Ave., Norwalk. Estimated cost: \$43,700. Filed May 15.

Rodriguez, Glen, Norwalk, contractor for Conor Myers and Rachel Salcito. Construct deck with stairs at rear of single-family residence at 39 Walter Ave., Norwalk. Estimated cost: \$18,300. Filed May 14.

Santana, Jacqueline, Norwalk, contractor for Jacqueline Santana. Construct the addition of an entry portico at front of single-family residence at 9 Arnold Lane, Norwalk. Estimated cost: \$8,000. Filed May 15.

Sarceno's Carpentry LLC, Stamford, contractor for 15 Bank Street LLC. Operate the existing kitchen and maintain the bar areas at 15 Bank St., Stamford. Estimated cost: \$75,000. Filed June 25.

Sign Pro Inc., Plantsville, contractor for Sign Pro Inc. Perform replacement alterations at 119/121 Towne St., Stamford. Estimated cost: \$15,000. Filed June 17.

Significant Homes LLC, New Canaan, contractor for Mackenzie W. and Katherine Carey King. Renovate master bath, laundry and primary closets at 32 Wynnewood Lane, Stamford. Estimated cost: \$250,000. Filed June 30.

Residential

Bella Contracting of Connecticut LLC, Stamford, contractor for Jon J. Frascatore and Cielo A. Frascatore. Perform replacement alterations at 37 Rock Rimmon Drive, Stamford. Estimated cost: \$113,900. Filed June 16.

Bradsell Painting Inc., Bedford, New York, contractor for Michael and Suzette Doubrava. Replace sink with vanity, install new mirror above sink, replace toilet in same location, convert tub to shower maintaining plumbing location, open half wall to remove existing tile, re-drywall and install new tile at 15 Barmore Drive, Stamford. Estimated cost: \$16,750. Filed June 19.

Callahan, Geraldine, Stamford, contractor for Geraldine Callahan. Extend garage extension at 76 Opper Road, Stamford. Estimated cost: \$30. Filed June 17.

Chuck's Roofing LLC, Trumbull, contractor for Paul and Saffron Castle Living Trust. Remove and re-roof at 14 Iron Gate Road, Stamford. Estimated cost: \$28,830. Filed June 16.

Crespo, Juan and Cynthia Zamora-Crespo, Stamford, contractor for Juan Crespo and Cynthia Zamora-Crespo. Create a shade structure at 81 Sterling Place, Stamford. Estimated cost: \$3,500. Filed June 18.

Flood, Gerard T., Stamford, contractor for Sylvia B. Stunkel. Replace asphalt shingles at 12 Wascussee Lane, Stamford. Estimated cost: \$5,000. Filed June 18.

Flood, Gerard T., Stamford, contractor for Brian W. and Fred W. Stunkel. Replace architectural roof shingles at 10 Wascussee Lane, Stamford. Estimated cost: \$7,000. Filed June 18.

G.A. Castro Construction LLC, Stamford, contractor for Danielle Serper. Replace the roof at 16 Stanwick Place, Stamford. Estimated cost: \$9,900. Filed June 20.

Garcia, Diego, Stamford, contractor for Maria Forte. Await architect's plans for the legalization of the dormer and rear staircase at 604 Fairfield Ave., Stamford. Estimated cost: \$80,000. Filed June 20.

Gunner LLC, Stamford, contractor for Joan M. Roguski and A. J. Szekely. Remove and replace existing siding with James Hardie lap siding at 73 Dundee Road, Stamford. Estimated cost: \$52,000. Filed June 18.

J. Wheeler Building & Remodeling LLC, Fairfield, contractor for Julia M. Bingham-Burke. Replace the existing decking boards, lattice and railings at 20 Dartley St., Stamford. Estimated cost: \$32,278. Filed June 17.

JC Construction Service LLC, Southbury, contractor for Barbara A. Calyanis Trustee. Remove existing roofing system and install new asphalt shingles on a single-family residential home. Ensure the scope includes tear-off, underlayment replacement, new flashing, drip edge, and all roofing components according to manufacturer specifications and local building code requirements at 71 Interlaken Road, Stamford. Estimated cost: \$20,000. Filed June 19.

Kastrati, Blerina, Norwalk, contractor for Blerina Kastrati. Construct second-story addition at rear of single-family residence at 30 Eversley Ave., Norwalk. Estimated cost: \$30,000. Filed May 14.

Nathan, Elkin and Tiffany Chan, Stamford, contractor for Elkin Nathan and Tiffany Chan. Update two bathrooms and one bedroom closet within the existing footprint of the home, completing all work to comply with codes at 43 Settlers Trail, Stamford. Estimated cost: \$39,000. Filed June 18.

Nexgen Construction LLC, North Haven, contractor for Deras Suyen. Replace the full roof, remove the existing shingles down to the decking, install ice and water barrier, apply synthetic underlayment, add drip edge on the eaves and rakes, set starter shingles, apply IKO Dynasty premium architectural shingles, install ridge cap, add ridge vent, place new pipe boots, install new metal flashing and install new lead flashing around the entire chimney at 20 Douglas Ave., Stamford. Estimated cost: \$13,350. Filed June 17.

Noble Construction Management Inc., Norwalk, contractor for Noble Construction Management Inc. Renovate existing attic for gym at 6 Pennoyer St., Norwalk. Estimated cost: \$110,000. Filed May 15.

Proficient Electric LLC, Darien, contractor for Lisa and Denise Monteforte. Perform maintenance on a 24 KW Generac generator to ensure its reliability and efficiency. This unit is fueled by an existing underground propane tank at 54 Munko Drive, Stamford. Estimated cost: \$12,000. Filed June 17.

Rodriguez, Glen, Norwalk, contractor for Craig D. Ackerman. Construct deck with stairs at rear of single-family residence at 7 Cindy Lane, Norwalk. Estimated cost: \$14,800. Filed May 14.

Santagata Brothers Tile & Marble Company Inc., Stamford, contractor for Laurie Ghali. Renovate master bath on the second floor, remove the tub and enlarge the shower at 180 Turn of River Road, Stamford. Estimated cost: \$25,000. Filed June 18.

Santana, Jacqueline, Norwalk, contractor for Jacqueline Santana. Remove kitchen, add full bathroom, laundry, office, gym and tv room at 9 Arnold Lane, Norwalk. Estimated cost: \$45,000. Filed May 15.

Scully, Luke, Stamford, contractor for Luke Scully. Remediate water damage, restore original layout with new kitchen cabinets, complete sheetrock and floor work, reattach plumbing and due to mold replace HVAC system and ductwork at 25 Adams Ave., Stamford. Estimated cost: \$246,000. Filed June 17.

Signature Exteriors LLC, Stamford, contractor for Alan A. Moccia. Remove existing siding and install new vinyl siding with applicable accessories and underalignments at 69 Saint George Ave., Stamford. Estimated cost: \$25,665. Filed June 18.

Sitl Investment Group LLC, Greenwich, contractor for Michael B. Donoghue and Karen E. Schob. Renovate the kitchen and remove a wall to open the space at 166 Clay Hill Road, Stamford. Estimated cost: \$90,000. Filed June 18.

Skyline Solar LLC, Hamilton, New Jersey, contractor for Meehboob I. and Vahidabanu M. Vasanwala. Install a safe and code-compliant grid-tied solar system on an existing residential roof at 5 River Ridge Court, Stamford. Estimated cost: \$67,643. Filed June 17.

Soule, Gregory T., Monroe, contractor for Todd and Vita Nahins. Install a rooftop solar system with 37 panels and 1 inverter at 15 Bird Song Lane, Stamford. Estimated cost: \$50,320. Filed June 18.

Titan Enterprises Inc., Norwalk, contractor for Estevan and Lilliana Murillo. Renovate single-family residence at 11 Hill St., Norwalk. Estimated cost: \$10,000. Filed May 14.

Trinity Solar LLC, Cheshire, contractor for Martha D. and Enrique R. Vernazza. Install roof-mounted solar panels at 109 Willowbrook Ave., Stamford. Estimated cost: \$71,000. Filed June 17.

Trinity Solar LLC, Cheshire, contractor for Desh and Jennifer Nandedkar. Install roof-mounted solar panels at 35 Chatham Road, Stamford. Estimated cost: \$61,000. Filed June 17.

Trinity Solar LLC, Cheshire, contractor for Fred W. Stunkel. Install roof-mounted solar 24 panels at 12 Wascussee Lane, Stamford. Estimated cost: \$46,000. Filed June 18.

Trinity Solar LLC, Cheshire, contractor for Mary Anne Robles-Boykan. Install roof-mounted solar panels at 717 Hope St., Stamford. Estimated cost: \$18,000. Filed June 20.

Trinity Solar LLC, Cheshire, contractor for Mary Anne Robles-Boykan. Install solar panels on the roof, complete trench work for conduit, upgrade structural elements, and finalize the project at 717 Hope St., Stamford. Estimated cost: \$18,000. Filed June 20.

United Home Experts Inc., Ashland, Massachusetts, contractor for Michael A. White. Remove existing asphalt shingles and install new asphalt shingles, underlayment flashing and proper ventilation for the Owens Corning system at 436 Hope St., Stamford. Estimated cost: \$8,195. Filed June 17.

COURT CASES

Bridgeport Superior Court

Covenant Insurance Company, et al, Farmington. Filed by Danielle Petruso, Monroe. Plaintiff's attorney: D'Agosto & Howe LLC, Shelton. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6147718-S. Filed June 16.

Matts, Kevin, et al, Bridgeport. Filed by Highpoint Asset Management, LLC, Hamden. Plaintiff's attorney: Joseph P Carnevale IV, Providence, Rhode Island. Action: the plaintiff and defendants entered into a real estate purchase agreement. The defendants were obligated to deliver the property vacant at the time of closing. The defendants have refused to provide the plaintiff with access to the property and have refused to allow the plaintiff any opportunity to perform its due diligence, as authorized and allowed under the purchase agreement. The defendants notified the plaintiff of their refusal to comply with the terms of the purchase agreement and consummate the sale of the property and then ceased all communications with the plaintiff. The defendants breached the agreement and plaintiff suffered damages. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6147510-S. Filed June 10.

Paniccia, Ferdinando, Trumbull. Filed by Harland Curtis, Bridgeport. Plaintiff's attorney: Varrone & Varrone, Trumbull. Action: The plaintiff was a pedestrian when he suffered a collision allegedly caused by the defendant and sustained severe and painful personal injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6147822-S. Filed June 18.

Pita, Jose, Shelton. Filed by Raquelis De Jesus Lebron, Bridgeport. Plaintiff's attorney: Collier & Manning Trial Lawyers LLC, Milford. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-25-6147531-S. Filed June 11.

Danbury Superior Court

Garcia, Eric, et al, Danbury. Filed by Joseph Badaracco, Danbury. Plaintiff's attorney: Evans & Lewis, Bethel. Action: the plaintiff and defendants' properties adjoin one and other along the eastern border of the Badaracco property, which boundary is the western border of the defendants' property. Defendants' property is subject to a right of pass and repass in favor of the plaintiffs, along the common boundary, which the plaintiffs utilize to access the bay garage door. Defendants, their agents and assigns and/or employees, have impeded the plaintiffs in their use of the right to pass and repass over the defendants' property because defendants have erected posts in the easement area. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6054777-S. Filed June 2.

Hackett, Peri Meghan, et al, Newtown. Filed by Deanna Bertando, Bethel. Plaintiff's attorney: Matthew Julian Forrest, Wethersfield. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6054452-S. Filed May 6.

Lopez, Hugo R., New Fairfield. Filed by U.S. Bank National Association d.b.a. Elan Financial Services, Earth City, Montana. Plaintiff's attorney: Zwicker and Associates PC, Enfield. Action: the plaintiff is a banking association. The defendant used a credit account issued by plaintiff and agreed to make payments for goods and services. The defendant failed to make payments. The plaintiff seeks less than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6055030-S. Filed June 20.

The Estate of Marvin E. Payton, et al, Filed by Delma Lopes, Danbury. Plaintiff's attorney: Joseph J. Romanello Jr. Attorney at Law, Danbury. Action: the plaintiff purchased the property from defendants. On Jan. 10, 2022, the plaintiff paid the loan in full, which was associated with the mortgage. However, both mortgagees passed away prior to the plaintiff being able to secure a release of the mortgage. The mortgage remains unreleased and has not been assigned to any other party. The plaintiff requests a judgment declaring that the mortgage has been discharged by satisfaction. Case no. DBD-CV-25-6055098-S. Filed June 27.

Stamford Superior Court

Holman, Cortlandt, Wethersfield. Filed by Amit Malik, Shelton. Plaintiff's attorney: Berkowitz and Hanna LLC, Shelton. Action: the plaintiff suffered a collision caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6073109-S. Filed April 24.

Israely, Ruth Westport. Filed by Priyamol Ross, Poughkeepsie., New York. Plaintiff's attorney: Self. Action: the plaintiff suffered personal harm caused by the defendant. This complaint complies with the court's directive against filing further pleadings in the earlier matters. The defendant allegedly engaged in a pattern of behavior that constitutes intentional infliction of emotional distress, including abuse of legal processes, intimidation tactics and unauthorized contact with the plaintiff's family. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6073650-S. Filed May 20.

Parada-Leon, Kevin, et al, Stamford. Filed by Joel Valverde, Greenwich. Plaintiff's attorney: Buckley Wynne & Parese LLC, New Haven. Action: the plaintiff suffered a collision allegedly caused by the defendants and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FST-CV-25-6073580-S. Filed May 15.

DEEDS

Commercial

115 River Road 7 LLC, Miami, Florida. Seller: Lisa P. Wolf, Stamford. Property: 115 River Road, Unit 7, Greenwich. Amount: \$1,284,000. Filed July 10.

156 Old Church Road Trust, Greenwich. Seller: Katharine W. Muccia, Greenwich. Property: 156 Old Church Road, Greenwich. Amount: \$1. Filed July 11.

2 Cedarwood Road LLC, Stamford. Seller: Beau Wollens, Brooklyn, New York. Property: 23 Congress St., Stamford. Amount: \$375,000. Filed July 1.

CT Strategic Properties LLC, Trumbull. Seller: Russell A. Green and Ann E. Green, Fairfield. Property: 203 Wildflower Lane, Fairfield. Amount: \$925,000. Filed July 7.

EG Properties LLC, Darien. Seller: 528 Round Hill Road LLC, Greenwich. Property: 528 Round Hill Road, Greenwich. Amount: \$1. Filed July 10.

Foxtac LLC, Greenwich. Seller: 429 Taconic Road LLC, Wellington, Florida. Property: 429 Taconic Road, Greenwich. Amount: \$10. Filed July 2.

Golden Orchard LLC, Stamford. Seller: Orchard Gardens 26 LLC, Stamford. Property: 26 Orchard St., Stamford. Amount: \$2,465,000. Filed July 2.

Holmes, Achim Maximilian, Greenwich. Seller: Twenty-Three CRR LLC, Greenwich. Property: 23 Clapboard Ridge Road, Greenwich. Amount: \$10. Filed July 8.

Sudac LLC, Port Chester, New York. Seller: Butterly 30 Water Street LLC, Guilford. Property: 47 Lafayette Place 4C, Greenwich. Amount: \$750,000. Filed July 7.

Sugarplum LLC, Fairfield. Seller: Patricia G. Guerra and Luis A. Guerra, Fairfield. Property: 12 Sugar Plum Lane, Fairfield. Amount: \$664,000. Filed July 7.

Tanguay, Josy-Anne and Jean-Felix Huet, Fairfield. Seller: GE Properties LLC, Fairfield. Property: 71 Reid St., Fairfield. Amount: \$1,670,000. Filed July 7.

The Flouty Family Limited Partnership, Stamford. Seller: Andrew Shevchuk and Olga Shevchuk, Stamford. Property: 54 McMullen Ave., Stamford. Amount: \$550,000. Filed June 30.

Zhou, Ping, Westport. Seller: 329 Reef Road LLC, West Harrison, New York. Property: 329 Reef Road, Fairfield. Amount: \$1,275,000. Filed July 7.

Residential

Albert, Joseph C., Stamford. Seller: Joseph C. Albert, Stamford. Property: 71 Strawberry Hill Ave., Stamford. Amount: \$1. Filed July 2.

Anderson, Sally, Stamford. Seller: Glenn D. Dynner and Heather C. Dynner, Stamford. Property: 439 Pepper Ridge Road, Stamford. Amount: \$890,000. Filed July 2.

Anik, Christine and Jonathan Anik, Greenwich. Seller: Juan Diego Barajas Jr., Greenwich. Property: 156 Henry St., Greenwich. Amount: \$10. Filed July 7.

Buchanan, Thomas, Stamford. Seller: Katarzyna Karwowski, Stamford. Property: 25 Four Brooks Circle, Stamford. Amount: \$1,400,000. Filed July 3.

Centre, Justin and Kristen Centre, Stamford. Seller: Ed L. Daingerfield and Linda Wolf Daingerfield, Stamford. Property: 110 Van Rensselaer Ave., Stamford. Amount: \$2,000,000. Filed June 30.

Chandler, Christopher and Megan Chandler, Stamford. Seller: Gregory E. Sages and Catherine S. Sages, Greenwich. Property: 7 Roberta Lane, Greenwich. Amount: \$1. Filed July 7.

Chang, Robert, Stamford. Seller: Robert Hines Jr., Stamford. Property: 850 E. Main St., Unit 417, Stamford. Amount: \$519,000. Filed July 2.

Colasanto, Alberta, Guilford. Seller: Alberta Colasanto, Guilford. Property: 225 Summer St., Stamford. Amount: \$0. Filed July 1.

Demattia, Danielle, Stamford. Seller: Nisha Singh, Stamford. Property: 44 Woodway Road, Stamford. Amount: \$860,000. Filed July 1.

Dombroski, Lucas Thomas and Kristen Rose Ciardello, Fairfield. Seller: Thomas A. Chimenti and Linda Chimenti, Fairfield. Property: Lot 5, Map 1393, Orchard Hill Drive Fairfield. Amount: \$1,190,000. Filed July 9.

Eng, Jeffrey S. and Janelle E. Teng, Stamford. Seller: James H. Doundoulakis, Greenwich. Property: Lot 24, Sound Beach Ave., Old Greenwich. Amount: \$1,818,000. Filed July 10.

Eros, Aaron, Nowalk. Seller: Kai Wen and Wenqi Ma, Riverside. Property: 127 Greyrock Place, Unit 1409, Stamford. Amount: \$300,000. Filed July 1.

Etkin, Rebecca Grace and Ryan Gene Ganzenmuller, Stamford. Seller: Stacey Sanseverino, Stamford. Property: 15 Sterling Place, Stamford. Amount: \$10. Filed July 1.

Goldstein, Benjamin Jake and **Sarah Rebecca Bookbinder**, Greenwich. Seller: Andrew Strelzik and Megan Strelzik, Cos Cob. Property: 39 Indian Mill Road, Cos Cob. Amount: \$3,120,000. Filed July 8.

Gruver, Lilian, New Canaan. Seller: Kwang Hun Chung and Shinmyung Yoo Chung, Honolulu, Hawaii. Property: Tanglewood Lane, Stamford. Amount: \$300,000. Filed July 2.

Hesburgh, Theodore and **Samantha Hesburgh**, Stamford. Seller: Joel M. Beall and Zahya L. Beall, Stamford. Property: 85 Fifth St., Stamford. Amount: \$827,000. Filed July 2.

Hester, Haley and **Kyle Codey**, Stamford. Seller: Paula L. Noga, Torrington. Property: 668 Glenbrook Road, Unit 22, Stamford. Amount: \$570,000. Filed June 30.

Horgan, Alexa and **Michael Horgan**, New York, New York. Seller: Adam Richard Jackson and Charlotte Jackson, Greenwich. Property: Jingtletown Road, Greenwich. Amount: \$1. Filed July 10.

Letarte, Thomas and **Karen Letarte**, Old Greenwich. Seller: David Hoffman, Greenwich. Property: 14 Edgewater Drive, Old Greenwich. Amount: \$3,304,000. Filed July 8.

Lim, Han Chun and **Xiayi Shen**, Greenwich. Seller: Steven R. Burka and Ellen C. Burka, Greenwich. Property: 2 Swan Terrace, Greenwich. Amount: \$4,625,000. Filed July 7.

Miller, David A. and **Gaye H. Miller**, Plainview, New York. Seller: Erica Giannitti, Stamford. Property: 85 Riverside Ave., Unit F-1, Stamford. Amount: \$445,000. Filed July 1.

Items appearing in the Westfair Business Journal's On The Record section are compiled from various sources, including public records made available to the media by federal, state and municipal agencies and the court system. While every effort is made to ensure the accuracy of this information, no liability is assumed for errors or omissions. In the case of legal action, the records cited are open to public scrutiny and should be inspected before any action is taken.

Questions and comments regarding this section should be directed to:

Sebastian Flores
Westfair Communications Inc.
4 Smith Ave., Suite 2
Mount Kisco, NY 10549
Phone: 914-694-3600

Nath, Prakash, Weston. Seller: Mario Mendez, Stamford. Property: 3 Hillhurst St., Stamford. Amount: \$900,000. Filed June 30.

O'Sullivan, Katherine and **Sean O'Sullivan**, Riverside. Seller: John Hilton and Allison Laura Reilly, Riverside. Property: 19 Crescent Road, Riverside. Amount: \$1. Filed July 9.

Palumbo, Michael A. and **Laurie V. Palumbo** and **Ross Palumbo**, Greenwich. Seller: Caroline Farrell, Greenwich. Property: 2 Homestead Lane, Unit 212, Greenwich. Amount: \$419,900. Filed July 7.

Rebold, Matthew I. and **Nancy B. Rebold**, Weston. Seller: Hangyan Luo, Fairfield. Property: 411 Birch Road Fairfield. Amount: \$3,337,500. Filed July 8.

Rios Alarcon, Yuly D. and **Erick Rios**, Stamford. Seller: Evelton B. Harvey, Norwalk. Property: 90 Culloden Road, Stamford. Amount: \$515,000. Filed July 2.

Rivard, Camille and **Joseph Rivard**, Yonkers, New York. Seller: Karen M. Featherston, Stamford. Property: 202 Soundview Ave., Unit 59, Stamford. Amount: \$542,500. Filed June 30.

Russell, Shafiquzzaman and **Firoza Parvin**, Stamford. Seller: Luis Acevedo and Pilman Acevedo, Stamford. Property: 59 Fairfield Ave., Stamford. Amount: \$950,000. Filed July 2.

Ryba, Andrew, et al, Stamford. Seller: Barbara M. Bass, Stamford. Property: 85 Camp Ave., Unit 7E, Stamford. Amount: \$710,000. Filed July 2.

Senovilla, Raquel Sicilia and **Juan Minuesa Asensio**, New Canaan. Seller: Rae Fischetti, Stamford. Property: 70 Davenport Farm Lane East, Stamford. Amount: \$1,286,000. Filed July 2.

Singh, Romandeep and **Jaskiran Ghuman**, North Bellmore, New York. Seller: Stephanie Moreira, Cos Cob. Property: Maplewood Drive, Greenwich. Amount: \$1,100,000. Filed July 7.

Slusark, Jane and **Hugh E. McGuire II**, Des Moines, Iowa. Seller: Peter B. Sherr and Karen C. Sherr, Greenwich. Property: 55 Long Meadow, Riverside. Amount: \$1. Filed July 8.

Sokoli, Emanuel and **Kelley Ann Sokoli**, Easton. Seller: Emanuel Sokoli and Kelley Ann Sokoli, Easton. Property: 24 Gate Ridge Road, Easton. Amount: \$1. Filed July 7.

Stoupas, Alex, Stamford. Seller: Doreen Rosenblatt, Stamford. Property: 1177 Rock Rimmon Road, Stamford. Amount: \$1,289,000. Filed July 3.

Sussman, Brian and **Maryann Sussman**, Stamford. Seller: Michael Thornton, Stamford. Property: 127 Greyrock Place, Unit 1610, Stamford. Amount: \$370,000. Filed July 2.

Toczydlowski, Marcin and **Katarzyna Toczydlowski**, Cos Cob. Seller: Charles Nicholas Caviola III and Carla Pileggi Caviola, Stamford. Property: 233 Sun Dance Road, Stamford. Amount: \$745,000. Filed July 3.

Trace, Cameron Anne and **Hunter Edward Straine**, Brooklyn, New York. Seller: Lea S. Hertzbach and Lance Hertzbach, Fairfield. Property: 77 London Terrace, Fairfield. Amount: \$1,188,900. Filed July 7.

Traianou, Ileana and **Peter Traianou**, Fairfield. Seller: Omar A. Sabek and Gretchen Sabek, Fairfield. Property: 101 Mailands Road, Fairfield. Amount: \$1,650,000. Filed July 9.

Vehslage, April, Greenwich. Seller: April Vehslage, Greenwich. Property: 215 West Lyon Farm Drive, Greenwich. Amount: SN/A. Filed July 7.

Venegas, Luis Alberto and **Katheryn Venegas**, Greenwich. Seller: Alexandra Pinckney, Stamford. Property: 44 Strawberry Hill Ave., Apt. 2P, Stamford. Amount: \$279,000. Filed July 3.

Vu, Vivi and **Christopher Moise**, Fairfield. Seller: Paul M. Johnson, Fairfield. Property: 51 Laurel St., Fairfield. Amount: \$672,000. Filed July 7.

Wang, Tubin and **Tianyu Feng**, Chicago, Illinois. Seller: Michelle Ann Peacock, Stamford. Property: 128 Blackwood Lane, Stamford. Amount: \$1,130,000. Filed July 3.

Zalucki, Jonathan and **Zoe Alatakis**, Norwalk. Seller: Jayesh Bhatia, Fairfield. Property: 1090 Oldfield Road, Fairfield. Amount: \$810,000. Filed July 8.

MORTGAGES

22 RHCR 1 LLC, Wilmington, Delaware, by Jeremy E. Kaye. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 22 Round Hill Club Road, Greenwich. Amount: \$6,000,000. Filed June 23.

290 Sasco Hill LLC, Madison, by Kimberly Balocca. Lender: Morgan Stanley Private Bank, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 290 Sasco Hill Road, Fairfield. Amount: \$3,500,000. Filed June 9.

7 Gisborne LLC, Old Greenwich, by M. Cassin Maloney Jr. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 7 Gisborne Place, Old Greenwich. Amount: \$3,395,000. Filed June 23.

Aitoro, Anthony and **D'Arcy Aitoro**, Fairfield, by John B. Devine. Lender: Fairfield County Bank, 150 Danbury Road, Ridgefield. Property: 136 Henderson Road, Fairfield. Amount: \$250,000. Filed June 10.

Awodele, Olusegun, Greenwich, by Robert E. Colapietro. Lender: Better Mortgage Corp., 1 World Trade Center, 80th floor, New York, New York. Property: 25 Valley Road, Unit 1, Cos Cob. Amount: \$292,500. Filed June 26.

Bhavsar, Rakesh T. and **Ami R. Bhavsar**, Stamford, by Gerardo E. Molla. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 76 Maher Road, Stamford. Amount: \$275,000. Filed June 10.

Brown, Stephen C. and **Eileen M. Brown**, Fairfield, by Brandon Javier Bosques. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 222 Ferncliff Road, Fairfield. Amount: \$500,000. Filed June 12.

Cardamore, Julia and **Jason Jones**, Fairfield, by Robert E. Colapietro. Lender: West Capital Lending Inc., 24 Executive Park, Suite 250, Irvine, California. Property: 405 Brookside Drive, Fairfield. Amount: \$124,018. Filed June 12.

Ciambriello, Vito, Trumbull, by Jeffrey M. Wasikowski. Lender: Arc Home LLC, 224 Strawbridge Drive, Suite 200, Moorestown, New Jersey. Property: 33 Reef Court, Fairfield. Amount: \$592,000. Filed June 9.

Comstock, Cathy A., Fairfield, by Humberto J. Lopez. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 1274 Benson Road North, Fairfield. Amount: \$100,000. Filed June 11.

Crosson, Thomas Alexander and **Hope Karney Crosson**, Greenwich, by Tom S. Ward Jr. Lender: Wells Fargo Bank NA, 101 N. Phillips Ave., Sioux Falls, South Dakota. Property: 1 Ivanhoe Lane, Greenwich. Amount: \$2,750,000. Filed June 27.

Dodge, Matthew and **Victoria Smith**, Stamford, by Stephen J. Schelz. Lender: Union Home Mortgage Corp., 8241 Dow Circle West, Strongsville, Ohio. Property: 131 Vesper St., Fairfield. Amount: \$533,000. Filed June 11.

Donnelly, Caroline Marie and **Jake Parsons Donnelly**, New York, New York, by Erin Spiess Chang. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 47 Arcadia Road, Old Greenwich. Amount: \$1,000,000. Filed June 24.

Frascatore, Cielo and **Jon Frascatore**, Stamford, by Antonio Faretta Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 37 Rock Rimmon Drive, Stamford. Amount: \$149,998. Filed June 13.

Fuentes, Sandra and **Gloria Gutierrez**, Stamford, by Elsa M. Soogrim. Lender: Members Credit Union, 612 Bedford St., Stamford. Property: 32 Midland Ave., Stamford. Amount: \$100,000. Filed June 11.

Gadey, Preetam and **Sowmya Gadey**, Riverside, by Shetal Nitin Malkan. Lender: US Bank NA, 9380 Excelsior Blvd., Hopkins, Minnesota. Property: 3 Florence Road, Riverside. Amount: \$100,000. Filed June 24.

Grados, Danny E., Greenwich, by Edwin P. Farrow. Lender: Magnolia Bank Inc., 637 S. Lincoln Blvd., Hodgenville, Kentucky. Property: 13 Division Street West, Greenwich. Amount: \$640,000. Filed June 24.

Hinton, Jabulani J. and **Elishia Elena Hinton**, Greenwich, by Fany M. Siranaula. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 351 Pemberwick Road, Apt. 304, Greenwich. Amount: \$250,000. Filed June 27.

Howard, Mary Elizabeth and **John Howard**, Bridgeport, by Jason J. Morytko. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 122 Warren Ave. Fairfield. Amount: \$452,000. Filed June 9.

Jarillo, Maria R. and Edgar Benavidez, Stamford, by Mayra M. Rios. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 10 Penzance Road, Stamford. Amount: \$324,900. Filed June 11.

Kamins, Michael, Stamford, by Marlene E. Macance. Lender: Harold Kamins and Margaret Kamins, 1162 Steamboat Blvd., Steamboat Springs, Colorado. Property: 16 W. Hill Lane, Stamford. Amount: \$750,000. Filed June 13.

Kavana, Nicolette S. and Troy M. Kavana, Stamford, by Nicole Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 14 Grandview Ave., Stamford. Amount: \$680,250. Filed June 9.

Lee, Russell Collin, Greenwich, by Morris L. Barocas. Lender: UBS Bank USA, 95 State St., Suite 2200, Salt Lake City, Utah. Property: 28 Sound Beach Ave., Old Greenwich. Amount: \$1,040,000. Filed June 24.

Magnotta, Suzanne and Michael Magnotta, Greenwich, by Tiago A. David. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 37 Halock Drive, Greenwich. Amount: \$370,000. Filed June 26.

Malik, Rabia, Stamford, by Nathaniel W. Shipp. Lender: Loanepot.com LLC, 6561 Irvine Center Drive, Irvine, California. Property: 1515 Summer St., 503, Stamford. Amount: \$439,875. Filed June 13.

Mutone, Christian B. and Jeanine S. Mutone, Cos Cob, by John S. Demetre. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 93 Valleywood Road, Cos Cob. Amount: \$1,441,744. Filed June 27.

Perry, Joseph and Julie Perry, Cos Cob, by Descera Daigle. Lender: Guild Mortgage Company LLC, 5887 Copley Drive, San Diego, California. Property: 64 Woodcrest Road, Fairfield. Amount: \$730,800. Filed June 10.

Piette, Jean-Baptiste and Nicole Bizub, Riverside, by Jeremy E. Kaye. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 95 Indian Head Road, Riverside. Amount: \$3,500,000. Filed June 26.

Pineda Chamale, Berta Odilia, Stamford, by Andrew L. Wallach. Lender: Prysm Lending Group LLC, 18 Padanaram Road, Danbury. Property: 13 Opper Road, Stamford. Amount: \$270,000. Filed June 11.

Renwick, Margaret and James Renwick Jr., Stamford, by Maria C. Miller. Lender: Figure Lending LLC, 650 S. Tryon St., Eighth floor, Charlotte, North Carolina. Property: 27 Briar Brae Road, Stamford. Amount: \$63,124. Filed June 12.

Rotunno, Jason John and Maria Moreno Rotunno, Trumbull, by Katherine M. Macol. Lender: Morgan Stanley Private Bank, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 132 Pequot Ave., Southport. Amount: \$511,000. Filed June 13.

Salomon, Jason J. and Michelle Vecchiolla, Greenwich, by John R. Fiore. Lender: GHA Federal Credit Union, 5 Perryridge Road Greenwich. Property: 57-B Moshier St., Greenwich. Amount: \$60,000. Filed June 23.

Saquicela, Victor E. and Elsa Loja Castillo, Stamford, by Jason C. Standard. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 1785 Summer St., Stamford. Amount: \$659,000. Filed June 10.

Sauer, Geoffrey, Fairfield, by Alexis T. Miller. Lender: Spring EQ LLC, 1 W. Elm St., Suite 450, Conshohocken, Pennsylvania. Property: 36 Princess Pine Lane, Fairfield. Amount: \$200,000. Filed June 13.

Siegel, Richard and Marion Siegel, Bedford, New York, by Judy Ann Fay. Lender: Stifel Bank & Trust, 12655 Olive Blvd., Suite 250, St. Louis, Missouri. Property: 146 Blackberry Drive, Stamford. Amount: \$800,000. Filed June 12.

Smith, Tamberly Harwood and Tim Smith, Stamford, by Iphonise Fleurancy. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 87 Clovelly Road, Stamford. Amount: \$65,000. Filed June 9.

Stephan, Bryan and Sarah Stephan, Fairfield, by David Gee. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 11 Oldfield Drive, Fairfield. Amount: \$301,000. Filed June 10.

Stewart Jr., Alan, Fairfield, by Daniel J. Seiden. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 174 Country Road, Fairfield. Amount: \$540,000. Filed June 12.

Stoner, Cynthia Rose and Katherine Kocher, Stamford, by Dayna Jordan. Lender: Primelending, 18111 Preston Road, Suite 900, Dallas, Texas. Property: 77 Redmont Road, Stamford. Amount: \$832,000. Filed June 12.

Straub, Benjamin and Birva Straub, Greenwich, by Douglas Seltzer. Lender: SoFi Bank NA, 2750 E. Cottonwood Parkway, Suite 300, Cottonwood Heights, Utah. Property: 28 Old Camp Lane, Cos Cob. Amount: \$350,000. Filed June 25.

Suarez, Fernando A. and Adriana M. Sepulveda, Stamford, by Gerardo E. Molla. Lender: M&T Bank, 1 Fountain Plaza, Buffalo, New York. Property: 19 Moore St., Stamford. Amount: \$20,000. Filed June 9.

U&D International Consulting LLC, Bronx, New York, by Adam J. Hirsch. Lender: Loan Funder LLC, 645 Madison Ave., 19th floor, New York, New York. Property: 762 Knapps Highway, Fairfield. Amount: \$502,500. Filed June 13.

Wilhelm, Thomas, Stamford, by Mellissa L. Sorensen. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 143 Hoyt St., Apt. 2B, Stamford. Amount: \$29,000. Filed June 10.

Wulff, Juan Dominguez and Constanza Celina Oquendo Parilli, Riverside, by Tom S. Ward Jr. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 38 Amherst Road, Riverside. Amount: \$1,280,000. Filed June 25.

Zagami, Patricia A. and Paul A. Zagami, Indian Beach, Florida, by Leah M. Parisi. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 411 Wormwood Road, Fairfield. Amount: \$570,000. Filed June 11.

NEW BUSINESSES

Acti-Kare Responsive In-Home Care, 850 E. Main St., 211, Stamford 06902, c/o Hamilton Home Health LLC. Filed July 22.

Alyson Rose Psychotherapy, 50 Forest St., Stamford 06901, c/o Alyson Gibson. Filed July 28.

Blue Whale Lending, 6 Landmark Square, Stamford 06901, c/o Priority 1 Lending LLC. Filed July 28.

Cathy Jordan, 100 Research Drive, Stamford 06906, c/o Cathy Jordan LLC. Filed July 24.

Coco Studio, 898 Hope St., 105, Stamford 06907, c/o Hong Jiang. Filed July 22.

E-JC Slice, LLC, 111 High Ridge Road, Stamford 06905, c/o Eduardo Carino. Filed July 23.

Fiji Nails & Spa Inc., 1004 Hope St., Stamford 06907, c/o June El Kim. Filed July 29.

Good Cleaning, 5 Plymouth Road, Stamford 06902, c/o Vanessa Silva De Brito. Filed July 22.

Green Bean Battery, 5846 Crossing Blvd., Antioch, Tennessee 37013, c/o North American ATK Corp. Filed July 24.

Green Restoration, 7 Peak St., Stamford 06905, c/o Premier Cleaning LLC. Filed July 31.

GreenRisk Immigration Form Prep, 44 John St., 721, Stamford 06902, c/o GreenRisk Underwriters LLC. Filed July 22.

Otis Carpet, 9 William St., Stamford 06902, c/o Daakieta Hudson. Filed July 16.

Rosi Souza Cleaning, 82 Poplar St., Stamford 06902, c/o Rozi De Souza Feliciano. Filed July 18.

Secure Capital, 243 Tresser Blvd., 17th floor, Stamford 06901, c/o Diberse Capital LLC. Filed July 29.

Stamford Capital Partners, 15 Dagmar Place, Stamford 06905, c/o Sky Net LLC. Filed July 16.

Yo Mobile, 749 E. 135th St., Suite 220, Bronx, New York 10454, c/o Yonder Media Mobile Inc. Filed July 30.

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Legal Notices

Notice of Formation of B&S Tire Recycling LLC. Of Org. filed with SSNY on 02/23/2025. Offc. Loc: Westchester Cty. SSNY design. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 50 E HARTSDALE AVE APT 4R, HARTSDALE, NY, UNITED STATES, 10530 Purpose: any lawful purpose #63843

Notice of Formation of DeNise Law PLLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 6/3/25. Offc. Loc.: Westchester Co. SSNY designated as agent of PLLC upon whom process may be served. SSNY shall mail process to the PLLC: 4 International Dr., #110, Rye Brook, NY 10573. Purpose: practice the profession of law #63844

Notice of Formation of PHILJO REALTY LLC. Art. Of Org. filed with SSNY on 6/17/25. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to PHILJO REALTY LLC, 6 Joyce Road, Eastchester, NY 10709. Purpose: any lawful purpose #63849

Notice of formation of Limited Partnership. Name: Mill Street Lofts Limited Partnership, (iLPf). Certificate of Limited Partnership filed with the Secretary of State of the State of New York (iSSNYf) on June 18, 2025. NY office location: Westchester County. The SSNY has been designated as agent of the LP upon whom process against it may be served. The SSNY shall mail a copy of any process to c/o The Kearney Realty & Development Group Inc., 57 Route 6, Suite 207, Baldwin Place, New York

10505. The latest date upon which the LP shall dissolve is December 31, 2084 unless sooner dissolved by mutual consent of the partners or by operation of the law. Name/ address of each general partner available from SSNY. Purpose: any lawful activity. #63850

Notice of formation of Limited Liability Company. Name: Mill Street Lofts Associates, LLC (iLLCf). Articles of Organization filed with the Secretary of State of the State of New York (iSSNYf) on June 18, 2025. NY office location: Westchester County. The SSNY has been designated as agent of the LLC upon whom process against it may be served. The SSNY shall mail a copy of any process to c/o The Kearney Realty & Development Group Inc., 57 Route 6 Suite 207, Baldwin Place, NY 10505. Purpose/ character of LLC is to engage in any lawful act or activity. #63851

Notice of Formation of LLC. Maplestreet LLC (LLC) filed Arts. of Org. with Secy. of State of NY (SSNY) on 06/30/2025. Office location: Westchester County. SSNY designated as agent of the LLC upon whom process may be served and SSNY shall mail process to the LLC at c/o United Corporate Services, 10 Bank Street, Suite 560, White Plains, New York 10606. Purpose: any business permitted under law. #63853

Notice of Formation of VAN<\!#45>GO WAGON CO., LLC. Articles of Organization filed with SSNY on 07/07/2025. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Kelly Fitzpatrick 31 Hungerford Road, Briarcliff Manor, NY 10510. Purpose: any lawful purpose. #63855

NOTICE OF FORMATION OF VIVENZIO SURVEYING & CONSULTING LLC Vivenzio Surveying & Consulting LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on May 8, 2025. Office Location: Westchester County, NY. SSNY has been designated as the agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of any process to: Vincent A. Vivenzio, 359 Silver Hill Road, Easton, CT 06612. Purpose: To engage in any lawful act or activity. #63856

Gonzalez Growth Group LLC. Arts. of Org. filed with the SSNY on 7/7/2025. Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to: 2 Greenridge Ave, Apt 3T, White Plains, NY 10605. Purpose: Any lawful purpose. #63857

Notice of Formation of LLC. Raptors Baseball, LLC (LLC) filed Arts. of Org. with Secy. of State of NY (SSNY) on 7/10/2025. Office location: Westchester County. SSNY designated as agent of the LLC upon whom process may be served and SSNY shall mail process to the LLC at c/o Sayed Emal Wahezi, 515 Wilmot Road, New Rochelle, NY 10804. Purpose: any business permitted under law. #63858

Notice of Formation of 24 BABYLON LLC. Arts. of Org. filed with SSNY on May 2, 2025. Office location: 134 Whitman Rd., Yonkers, NY 10710, County of Westchester. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to 134 Whitman Rd., Yonkers, NY 10710. Purpose: any lawful act or activity. #63859

Notice of Formation of YAZEN REALTY LLC. Arts. of Org. filed with SSNY on May 27, 2025. Office location: 70 Sockbridge Rd., Yonkers, NY 10710, County of Westchester. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to 70 Sockbridge Rd., Yonkers, NY 10710. Purpose: any lawful act or activity. #63860

Notice of Formation of Morello Design Co. Articles of Organization filed with the Secretary of State of NY (SSNY) on 6/29/2025. Office location: Westchester County. Carmela T. Morello is designated as agent of Morello Design Co Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to Morello Design Co, LLC, 3 High Hill Farm Pl., Thornwood, NY 10594. Purpose: any lawful purpose. #63861

Notice of Formation of KMJ Ventures & Brands LLC. Arts. of Org. filed with SSNY on 7/17/2025. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to 445 Hamilton Avenue ñ 11th Floor, White Plains, NY 10601. Purpose: any lawful act or activity. #63862

Benchmark Yield LLC, a Delaware Limited Liability Company authorized to do business in New York, has established its principal office at 35 Bedford Banksville Road, Bedford, NY 10506. The Secretary of State of New York is designated as agent for service of process and shall mail any process to said address. The firm intends to provide investment advisory services upon registration with the appropriate regulatory authorities in accordance with the Investment Advisers Act of 1940 and applicable state law. Benchmark Yield LLC was formed on July 23, 2025. #63864

Notice of Formation of JACOB PHYSICAL THERAPY, PLLC. Articles of Organization filed with SSNY on 03/20/2025. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Ashley Jacob, 1430 Journeys End Road, Croton on Hudson, NY 10520. Purpose: any lawful purpose. #63865

Notice of Formation of CATHERINE PONIROS, MARRIAGE AND FAMILY THERAPY, PLLC. Articles of Organization filed with SSNY on 04/03/2025. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Catherine Poniros, 1670 Overhill Street, Yorktown Heights, NY 10598. Purpose: any lawful purpose. #63866

Notice of Formation of BENFICA PROPERTIES 5 LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 07/07/2025. Office location: Westchester County. Princ. Office of LLC: c/o John Estima 110 Urban St., Mt. Vernon, NY 10552. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the address of its principle office. Purpose: Any lawful activity. #63867

Notice of Formation of UZUN REALTY LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 07/25/2025. Office location: Westchester County. Princ. Office of LLC: c/o The LLC 462 California Rd., Bronxville, NY 10708. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the address of its principle office. Purpose: Any lawful activity. #63868

Notice of Formation of Sunday Buttons, LLC Art. Of Org. filed with SSNY on 7/17/25. Offc. Loc: Westchester Cty. SSNY design. as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 82 Byram Ridge Road, Armonk NY 10504. Purpose: any lawful purpose. #63869